

Key: 8922

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.118

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
PANDOLFO WILLIAM & VALERIE A 33 TYLER LANE HANOVER, MA 02339		42.4-26-0		399 CIRCUIT AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
PANDOLFO WILLIAM & VALERI LEAVITT CYRUS B & LEAVITT CYRUS		08/31/2018 10/13/2000	O F X	507,500	31501-266 13307-224 11516-328	

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
18694	08/16/2018	3	ALT/RENO	46,800	03/05/2020	TL	100 100
01484	08/06/2001	3	ALT/RENO	6,000	11/05/2003	TL	100 100
920581	11/16/1992	3	ALT/RENO	5,600	08/15/1994	DMB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,800	11	1.00	100	1.00	100	1.00	942,800	6.20	A	1.00	HCE	4.00			644,630

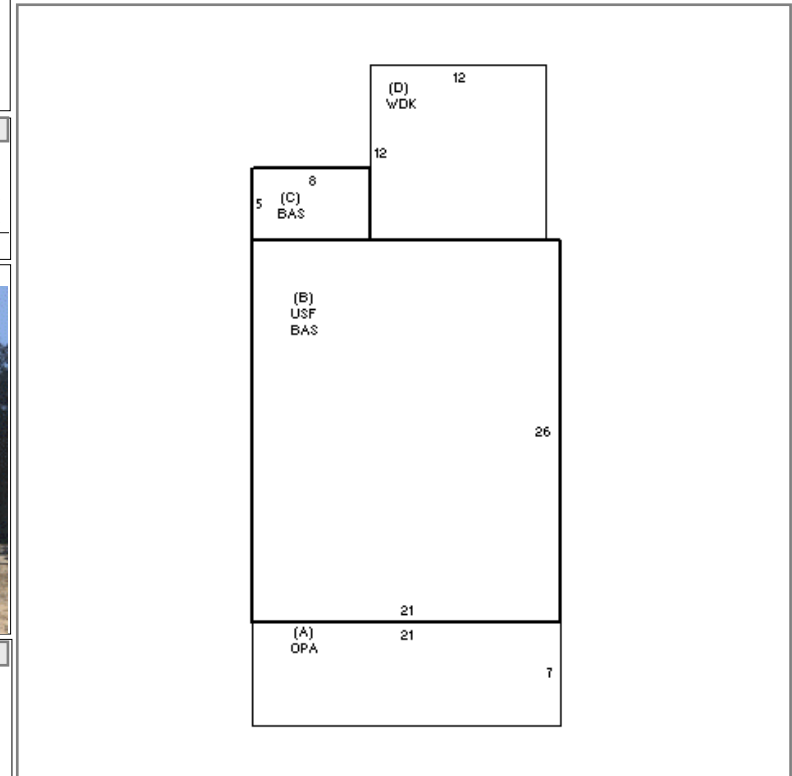
TOTAL	4,792 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Changed sale code per MLS photos 6/10/19 BC	LAND	644,600	641,800			
Infl1	AVG		BUILDING	226,500	200,500			
N_Index	AVG		DETACHED	8,500	8,100			
			OTHER	0	0			
			TOTAL	879,600	850,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70		260	46.93	8,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/8/2019	TL
MODEL	1		RESIDENTIAL	LIST	5/8/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/5/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,132	DETAIL ADJ	1.000
\$NLA(RCN)	\$218	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	2	WOOD SHINGLES	1.02
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	147		75.91	11,159
+	BAS	L	BASE AREA	586	1900	240.23	140,775
B	USF	L	UPPER STORY FIN	546	1900	121.73	66,467
D	WDK	N	WOOD DECK	144		43.72	6,295
	F21	O	FPL 2S 10P	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	5		2,356.08	11,780

TOTAL RCN	246,223	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		U
ELECT		U
EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8 % GD	92
RCNLD	\$226,500	