

Key: 9338

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.554

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
MCCHESENEY CHRISTOPHER W & JOHANNA M MCCHESENEY				43.3-33-0				148 CIRCUIT AVE				
51 STANDISH ROAD WELLESLEY, MA 02481				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				MCCHESENEY CHRISTOPHER W & SANTANGELO JOHN J TRS				03/06/2020	QS	740,000	(222025)	
				LEDWELL ROBERT J & JAMES				03/30/2016	U	500,000	(194457)	
								06/10/2011	F	10	(194457)	

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	%
EXB-20-409	10/30/2020	15	INSULATE/WEA	4,400			100	100
181018	11/27/2018	3	ALT/RENO	4,000	03/26/2020		100	100
17381	05/24/2017	3	ALT/RENO	2,000	03/22/2018		100	100
01615	10/04/2001	9	DECK	2,000	02/27/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,725	11	1.00	100	1.00	100	1.00	942,800	3.97	A	1.00	HCE	4.00			662,990

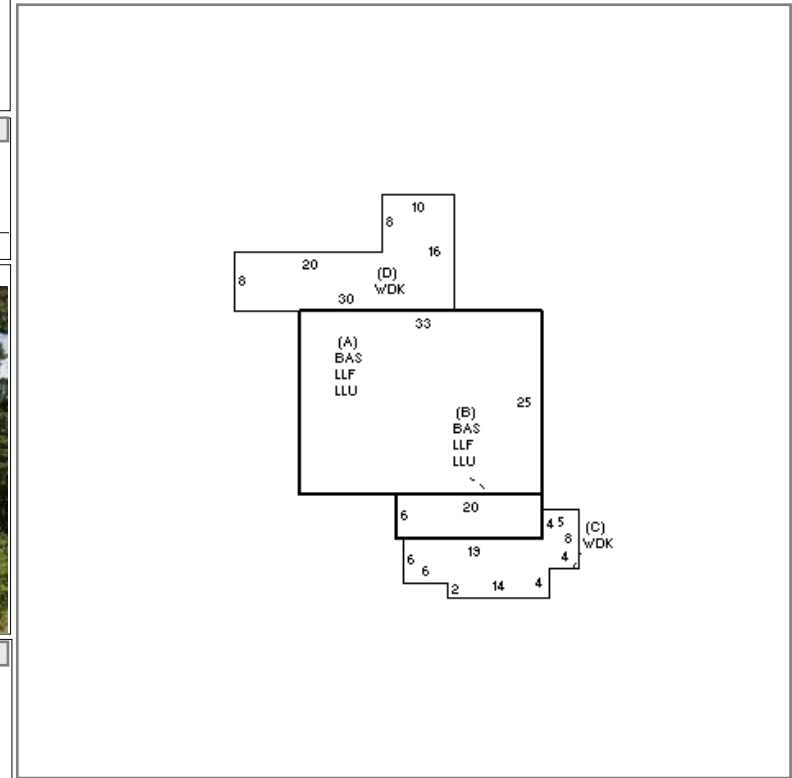
TOTAL	7,710 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE beautiful view; across the street from public beach area	LAND	663,000	660,100			
Infl1	AVG		BUILDING	234,900	207,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	897,900	868,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	3/26/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/26/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/14/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1950	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	309.062			
NET AREA	1,890	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	945		33.64	31,788	CONDITION ELEM	CD			
\$NLA(RCN)	\$164	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	+	LLF	L	LOWER LEVEL FIN	945	1950	57.25	54,098	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	945	1950	208.20	196,748	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	504		22.42	11,302	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 1OP	1		8,418.10	8,418	BATHS	A			
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,235.93	6,708	HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A			
				FUEL SOURCE	2	GAS	1.00													
				USE	0		1.00													
																		EFF.YR/AGE	1995 / 27	
																		COND	24	24 %
																		FUNC	0	
																		ECON	0	
																		DEPR	24	% GD 76
																		RCNLD		\$234,900