Key: 9363

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.579

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LAURENCE WILLIAM M & SUSAN E LAURENCE 11 SOUTHFIELD COURT NEEDHAM, MA 02492	43.3-65-0	224 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LAURENCE WILLIAM M &	05/30/1997	QS	525,000	10774-289

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	%
920431	08/06/1992	3	ALT/RENO	3,000	01/11/1993	JS	100	100
910396	09/12/1991	2	ADDITIONS	94,000	01/11/1993	JS	100	100
910395	09/12/1991	2	ADDITIONS	33,000	01/11/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,100	11 1.00	100 1.00	100 1.00	942,800	2.05	A 1.00	HCE 4.00			715,540

TOTAL	16,117 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

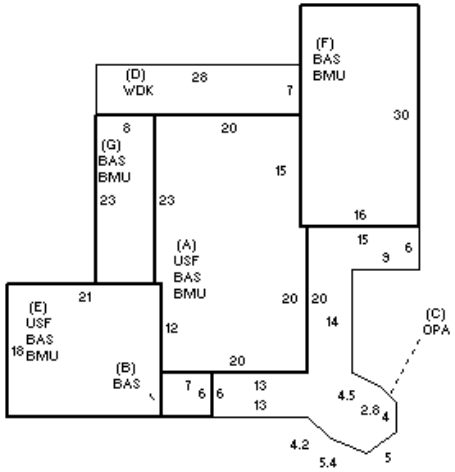
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	715,500	712,400
BUILDING	918,300	812,600
DETACHED	12,200	11,600
OTHER	0	0
TOTAL	**1,646,000**	**1,536,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75			400	40.60	12,200

PHOTO 09/05/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	E	2.00	EXCELLENT [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/17/2022	RP
LIST	2/17/2022	EST
REVIEW	2/17/2021	RP

YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	2,878	DETAIL ADJ	1.000
$NLA(RCN)	$414	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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
+	BMU	N	BSMT UNFINISHED	1,750		64.64	113,122
+	USF	L	UPPER STORY FIN	1,086	1930	226.65	246,142
+	BAS	L	BASE AREA	1,312	1930	386.11	506,580
C	OPA	N	OPEN PORCH	353		128.30	45,290
D	WDK	N	WOOD DECK	196		76.24	14,944
F	BAS	L	BASE AREA	480	1991	386.11	185,335
	BMG	O	BSMT GARAGE	1		15,539.00	15,539
	F21	O	FPL 2S 1OP	1		19,203.60	19,204
	FIX	O	XTRA FIXTURES	10		4,642.53	46,425

TOTAL RCN	1,192,580

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD	$918,300		