

Key: 9388

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.604

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KOSS STANLEY & NANCY C/O OCONNELL JOHN P & STANLEY 386 SWANEE DR NORTH DIGHTON, MA 02764		43.3-97-0	326 CIRCUIT AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
OCONNELL JOHN P & STANLEY		04/14/2023	F	100	35732-208	
KOSS STANLEY & NANCY		04/01/1991	XX		07482-00189	

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 %
18307	04/18/2018	4	DETACH.STRUC	2,500			100 100
980254	05/18/1998	3	ALT/RENO	600	01/26/1999	JS	100 100
930141	04/13/1993	6	FENCE	225	12/23/1993	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	6,450	11	1.00	100	1.00	100	1.00	707,100	4.69	A	1.00	BG- 3.00		491,240

TOTAL	6,447 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	491,200	434,800			
Infl1	AVG		BUILDING	108,700	96,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			TOTAL	599,900	531,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 8			0.00	



PHOTO	07/28/2010
BLDG COMMENTS	

BUILDING	CD	ADJ	DESC	MEASURE	10/4/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/4/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/13/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(D) 8 ASH	(A) 14 EPA
8	8
(B) 31 BAS	
22	
(C) 6 OPA	
22	

YEAR BLT	1947	SIZE ADJ	1.020
NET AREA	682	DETAIL ADJ	1.000
\$NLA(RCN)	\$221	OVERALL	0.910
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	53	VINYL-W/W	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	112		76.36	8,552
B	BAS	L	BASE AREA	682	1947	191.46	130,577
C	OPA	N	OPEN PORCH	132		63.69	8,407
D	ASH	N	ATT SHED	64		22.15	1,417
	FIX	O	XTRA FIXTURES	1		1,977.10	1,977

TOTAL RCN	150,931
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$108,700