

Key: 9389

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.605

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WHITEHILL THOMAS & PAULINA FERNANDES 322 CIRCUIT AVE POCASSET, MA 02559				43.3-98-0				322 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHITEHILL THOMAS & FRESTA CONSTANCE A				05/20/2011	QS	290,000	25461-188				
GRANT JOHN B				05/20/2011	N		25461-184/7				
				06/09/1969	F	1	1439-447				

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	%
16009	01/07/2016	3	ALT/RENO	40,000	06/05/2017		100	100
11481	08/17/2011	4	DETACH.STRUC		12/21/2011		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,550	11	1.00	100	1.00	100	1.00	707,100	4.62	A	1.00	BG-	3.00			491,710

TOTAL	6,534 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	491,700	435,200			
Infl1	AVG		BUILDING	177,500	157,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		669,200	592,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/4/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/9/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,306	DETAIL ADJ	1.000
\$NLA(RCN)	\$189	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASP/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	14	PARTIAL HEAT	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	734	1900	207.27	152,138
B	USF	L	UPPER STORY FIN	572	1900	110.57	63,244
D	OPA	N	OPEN PORCH	378		59.14	22,354
	F21	O	FPL 2S 1OP	1		8,851.70	8,852

TOTAL RCN	246,588
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	\$177,500

