Key: 9396

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,612

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CLARK MARY E TRUSTEE MARY ELIZABETH CLARK 2016 TR 4 LAPHAM COURT MENDON, MA 07156	43.3-106-0	274 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CLARK MARY E TRUSTEE	05/21/2019	F	1	32033-215
CLARK TIMOTHY D ETUX	09/11/2013	QS	405,000	27682-167
CARNEY RICHARD C &		XX		04955-00282

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	%
200783	12/13/2000	10	WOODSTOVE	800	11/03/2000	TL	100	100
990734	11/22/1999	4	DETACH.STRUC	800	11/03/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	707,100	3.13	A 1.00	BG- 3.00			507,960

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

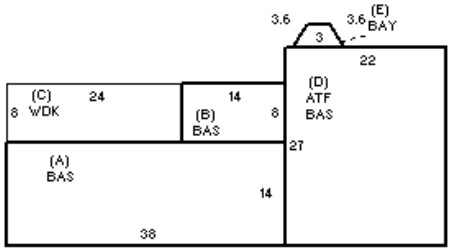
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	508,000	449,600
BUILDING	212,600	188,200
DETACHED	0	0
OTHER	0	0
TOTAL	**720,600**	**637,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 04/24/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/25/2014	TL
LIST	4/25/2014	TL
REVIEW	4/25/2014	TL

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,253	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	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	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
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	1,238	1930	183.17	226,763
C	WDK	N	WOOD DECK	192		34.08	6,544
D	ATF	N	ATTIC FINISH	594		60.49	35,930
E	BAY	L	BAYWINDOW	15	1930	176.49	2,647
	F11	O	FPL 1S 1OP	1		7,812.70	7,813

TOTAL RCN	279,698

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$212,600