Key: 9397

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,613

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH ROBERT T ETUX PAULA J LYNCH 270 CIRCUIT AVE POCASSET, MA 02559	43.3-107-0	270 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH ROBERT T ETUX	07/31/2012	F	1	26545-64
LYNCH THOMAS J	07/31/2012	F		26545-61+62
LYNCH THOMAS J &		XX		03005-0126

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	%
04014	01/13/2004	2	ADDITIONS	20,000	08/25/2004	JS	100	100

LAND

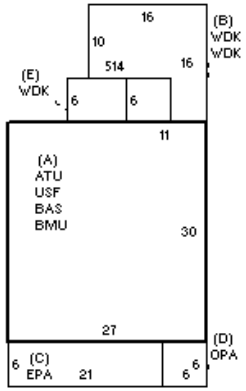
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	11 1.00	100 1.00	100 1.00	707,100	5.97	A 1.00	BG- 3.00			484,410

TOTAL	5,009 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	484,400	428,700
BUILDING	308,800	273,200
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**794,700**	**703,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10 X 12		120	16.42	1,500

PHOTO 10/01/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2021	RP
LIST	10/1/2021	EST
REVIEW	10/1/2021	RP

YEAR BLT	1921	SIZE ADJ	1.010
NET AREA	1,620	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	810		40.14	32,517
A	BAS	L	BASE AREA	810	1921	218.31	176,834
A	USF	L	UPPER STORY FIN	810	2004	118.51	95,995
A	ATU	N	ATTIC UNF	810		45.52	36,874
+	WDK	N	WOOD DECK	536		23.52	12,604
C	EPA	N	ENCLOSED PORCH	126		90.57	11,412
D	OPA	N	OPEN PORCH	36		89.69	3,229
	FIX	O	XTRA FIXTURES	5		2,344.48	11,722

TOTAL RCN 381,188

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

EFF.YR/AGE 2000 / 22

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $308,800