Key: 9400

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,617

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RYAN THOMAS&KAREN DINEEN TRS JAMES F DINEEN QUAL PERS TRUST PO BOX 3270 POCASSET, MA 02559	43.3-110-0	260 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RYAN THOMAS&KAREN DINEEN	12/20/2019	F	100	(221471)
DINEEN JAMES F	12/29/2003	F	100	(171687 &171687)
DINEEN JOSEPH F	06/19/1996	XX		N/A-N/A

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	%
06113	02/21/2006	2	ADDITIONS	225,000	11/05/2007	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	4,700	11 1.00	100 1.00	100 1.00	942,800	6.33	A 1.00	HCE 4.00			644,000

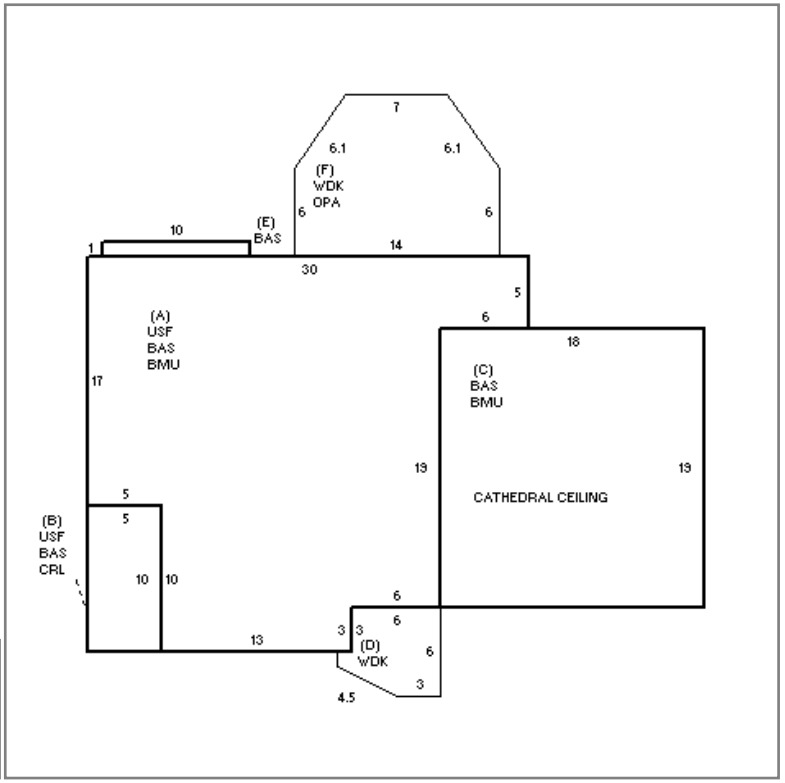
TOTAL	4,704 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	cranberry bog view in back of hse		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	644,000	641,200
BUILDING	374,600	331,500
DETACHED	0	0
OTHER	0	0
TOTAL	**1,018,600**	**972,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/01/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	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	1920	SIZE ADJ	1.010
NET AREA	1,672	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	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	952		45.25	43,074
A	BAS	L	BASE AREA	610	2006	238.19	145,295
A	USF	L	UPPER STORY FIN	610	2006	134.91	82,298
B	CRL	N	BSMT CRAWL	50		42.51	2,126
B	USF	L	UPPER STORY FIN	50	1920	134.92	6,746
+	WDK	N	WOOD DECK	172		43.40	7,465
+	BAS	L	BASE AREA	402	1920	238.19	95,751
F	OPA	N	OPEN PORCH	137		85.13	11,663
	BMG	O	BSMT GARAGE	2		8,844.30	17,689
	FIX	O	XTRA FIXTURES	4		2,642.25	10,569
	GFP	O	GAS FIREPLACE	1		7,941.00	7,941

TOTAL RCN	430,616

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

EFF.YR/AGE	2006 / 16		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD	$374,600		