

Key: 9404

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.621

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
FRESTA ERNEST J & CONSTANCE A FRESTA 2503 CHESTNUT ST NO DIGHTON, MA 02764-1016				43.3-116-0				311 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FRESTA ERNEST J &				09/29/1995	QS	88,500	9865-73				

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	%	

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

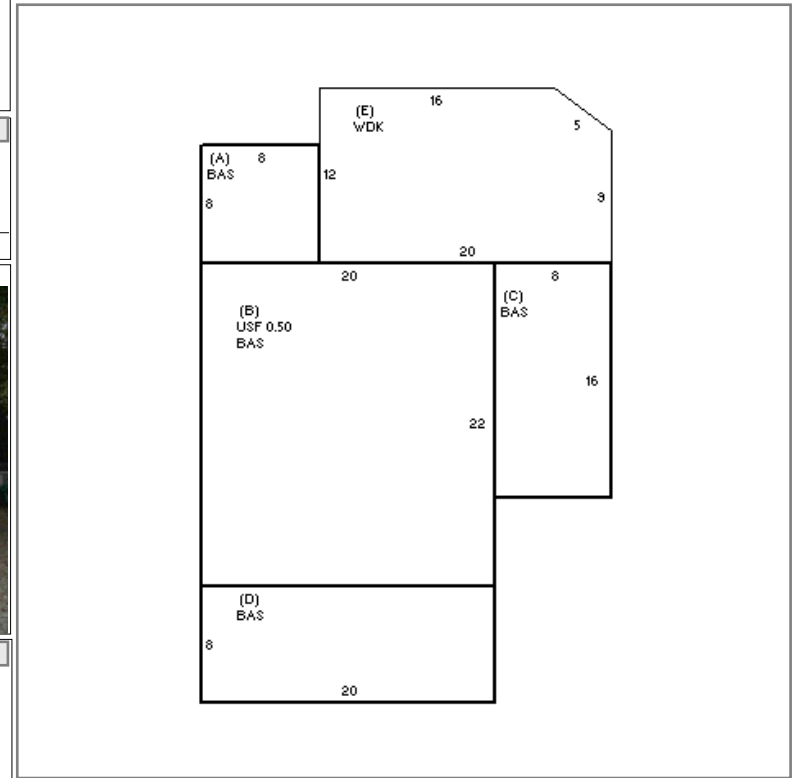
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	484,400	428,700			
Infl1	AVG		BUILDING	168,400	109,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	652,800	538,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/25/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/25/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/25/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,012	DETAIL ADJ	1.000
\$NLA(RCN)	\$198	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	4	1.00	
BEDROOMS	2	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	1	PIER	1.00
EXT COVER	15	VINYL 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	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	792	1920	213.55	169,135
B	USF	L	UPPER STORY FIN	220	1920	113.92	25,062
E	WDK	N	WOOD DECK	234		26.81	6,274

TOTAL RCN	200,470
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0 uc
ECON	0
DEPR	16 % GD 84
RCNLD	\$168,400