

Key: 9406

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.623

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WADSWORTH ROBIN A & RITA M HUBNER 85 SHADY HILL RD NEWTON HIGHLANDS, MA 02461				43.3-118-0				357 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WADSWORTH ROBIN A & 357 CIRCUIT AVE LLC				06/17/2020	V	1,010,000	32992-210				
ARCHIBALD DONNA S				03/30/2007	F	1,212,000	21896-206				
				02/08/1995	XX		9552-200				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-92	06/05/2023	3	ALT/RENO	36,210			0 0
B-22-30	03/25/2022	3	ALT/RENO	117,800	03/13/2023	TL	100 100
		12	CYCLICAL		05/03/2018	BC	100 100
15848	09/22/2015	3	ALT/RENO	8,500	05/03/2018	BC	100 100
15834	09/17/2015	3	ALT/RENO	1,000	05/03/2018	BC	100 100

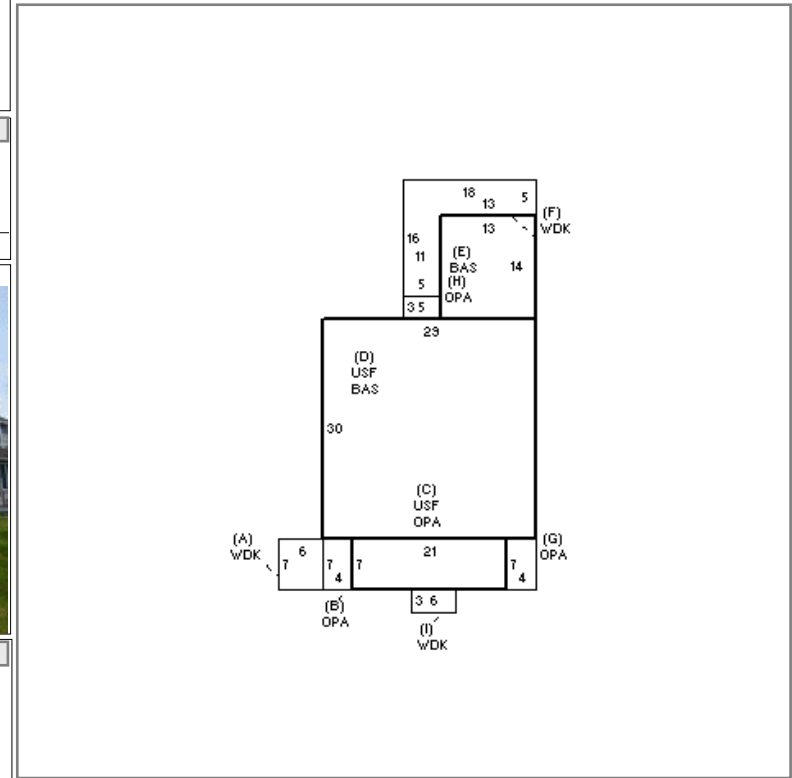
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	12,000	11	1.00	100	1.00	100	1.00	942,800	2.66	A	1.00	HCE	4.00		689,830

TOTAL	11,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	689,800	686,800			
Infl1	AVG		BUILDING	404,700	341,900			
N_Index	AVG		DETACHED	12,900	12,300			
			OTHER	117,400	99,500			
			TOTAL	1,224,800	1,140,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90	16 X 22	352	40.60	12,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	10/4/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/4/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/13/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1916	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	439,904	
NET AREA	2,069	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	WDK	N	WOOD DECK	205		32.64	6,691	CONDITION ELEM	CD	
\$NLA(RCN)	\$213	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	218		74.17	16,169	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,017	1916	131.03	133,255	INTERIOR	G
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,052	1916	241.93	254,509	KITCHEN	G		
ROOMS	8	1.00	FLOOR COVER	1	HARDWOOD	1.02		CPC	O	CAPE CELLAR	1		4,758.80	4,759	BATHS	G		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		11,101.70	11,102	HEAT	U		
BATHROOMS	2	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	5		2,683.88	13,419	ELECT	U		
FIXTURES	10	1.00	FUEL SOURCE	2	GAS	1.00												
GARAGE CAPACITY	1	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2011 / 11	
																COND	8 8 %	
																FUNC	0	
																ECON	0	
																DEPR	8 % GD 92	
																RCNLD	\$404,700	

