

Key: 9438

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.656

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION														
DEVELLIS BRIAN TR OF CIRCUIT AVE REALTY TRUST 21 FAWN LANE BILLERICA, MA 01821				43.3-153-0				585 CIRCUIT AVE														
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)															
DEVELLIS BRIAN TR OF				04/30/2007	QS	625,000	(182957)															
STANTON TIMOTHY L &				01/12/2005	A	410,000	(175633)															
DONOVAN NANCY K TR OF THE				06/18/2003	O	390,000	(169539)															
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	5,500	11	1.00	100	1.00	100	1.00	942,800	5.45	A	1.00	HCE	4.00								649,020

LAND

TOTAL	5,489 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE trees obstruct view & hse directly across street on wF	LAND	649,000	581,600			
Infl1	AVG		BUILDING	172,000	153,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	821,000	735,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20	8 X 10		0.00	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/20/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/20/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/2/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1959	SIZE ADJ	1.020
NET AREA	816	DETAIL ADJ	1.000
\$NLA(RCN)	\$293	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	SOL	N	SOLARIUM	160		101.67	16,267
B	BMU	N	BSMT UNFINISHED	816		38.68	31,564
B	BAS	L	BASE AREA	816	1959	210.36	171,654
C	WDK	N	WOOD DECK	380		22.66	8,611
	F11	O	FPL 1S 1OP	1		8,505.50	8,506
	FIX	O	XTRA FIXTURES	1		2,259.50	2,260

TOTAL RCN	238,861
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$172,000

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	%
		3	ALT/RENO		03/20/2023	SL	100	100
EXB-22-661	10/05/2022	3	ALT/RENO	18,350	03/20/2023	SL	100	100
EXB-22-216	04/12/2022	3	ALT/RENO	10,500	03/20/2023	SL	100	100
18451	05/23/2018	3	ALT/RENO	4,000			100	100
17631	08/10/2017	6	FENCE	2,590			100	100

