

Key: 9439

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.657

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| VASIL PAUL E ETUX MARIE E VASIL 4 WEBSTER ST NEEDHAM, MA 02494 | | | | 43.3-154-0 | | | | 579 CIRCUIT AVE | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| VASIL PAUL E ETUX | | | | 10/17/2016 | V | 800,000 | 30009-236 | | | | |
| SANDBERG JON L ETUX | | | | 06/30/2006 | G | 930,000 | 21147-134 | | | | |
| JENNEY ROBERT N TR OF JEN | | | | 07/09/1993 | N | 180,000 | 10483-137 | | | | |

| 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 | % |
| B-22-187 | 06/22/2022 | 3 | ALT/RENO | 5,000 | 03/20/2023 | SL | 100 | 100 |
| 10561 | 09/21/2010 | 4 | DETACH.STRUC | 480 | 04/06/2023 | SL | 100 | 100 |
| | | | | | 10/22/2010 | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Inf1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 10,000 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 942,800 | 3.13 | A | 1.00 | HCE | 4.00 | | | 677,270 |

| TOTAL | 10,019 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 677,300 | 674,300 | | | |
| Inf1 | AVG | | BUILDING | 229,300 | 202,500 | | | |
| N_Index | AVG | | DETACHED | 15,800 | 10,400 | | | |
| | | | OTHER | 0 | 0 | | | |
| TOTAL | | | 922,400 | | 887,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|--------|
| DGF | G | 1.20 | 10 0.90 | 18 X 20 | | 360 | 48.72 | 15,800 |



| BLDG COMMENTS |
|---------------|
| |

| BUILDING | CD | ADJ | DESC | MEASURE | 3/20/2023 | SL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/20/2023 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 3/20/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1920 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA | 1,248 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA | 672 | 1920 | 221.93 | 149,136 |
| \$NLA(RCN) | \$242 | OVERALL | 1.060 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | SOL | N | SOLARIUM | 152 | | 103.12 | 15,674 |
| CAPACITY | | | | ROOF SHAPE | 3 | GAMBREL | 1.00 | C | BMU | N | BSMT UNFINISHED | 576 | | 49.53 | 28,526 |
| STORIES | 2 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | USF | L | UPPER STORY FIN | 576 | 1920 | 118.38 | 68,190 |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | EPA | N | ENCLOSED PORCH | 202 | | 70.18 | 14,177 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 1 | PLASTER | 1.00 | F | PTA | N | PATIO | 662 | | 14.63 | 9,685 |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F21 | O | FPL 2S 1OP | 1 | | 9,477.60 | 9,478 | |
| FIXTURES | 8 | 1.00 | | FUEL SOURCE | 1 | OIL | 1.00 | FIX | O | XTRA FIXTURES | 3 | | 2,291.30 | 6,874 | |
| 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 | | | | | | | | | | | | | |

| TOTAL RCN | 301,739 |
|----------------------|------------|
| CONDITION ELEM CD | |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE 1995 / 27 | |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$229,300 |

