Key: 9473

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,692

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LESLIE NANCY B & BRUCE M TRS NANCY B LESLIE 1993 REV TRUST 141 ASPEN AVE NEWTON, MA 02466	43.3-195-0	539 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LESLIE NANCY B & BRUCE M	10/15/2021	F	100	34575-190
LESLIE BRUCE M	03/19/2004	F	1	18337-330
LESLIE BRUCE M &	08/02/2001	QS	520,000	14105-321

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	%
07522	08/27/2007	1	NEW CONSTRUC	350,000	04/14/2009	TL	100	100
01440	07/23/2001	10	WOODSTOVE	3,000	08/28/2001	TL	100	100
940309	07/07/1994	2	ADDITIONS	3,700	01/27/1995	JS	100	100
900607	11/13/1990	3	ALT/RENO	10,000	11/15/1991	HS	100	100

LAND

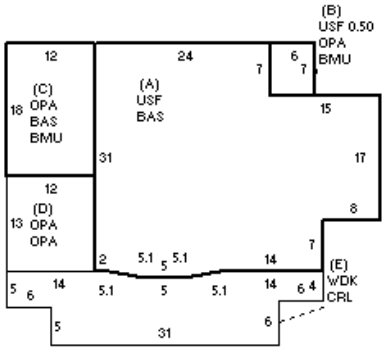
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,350	11 1.00	100 1.00	100 1.00	942,800	6.82	A 1.00	HCE 4.00			641,800

TOTAL	4,356 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	641,800	639,000
BUILDING	706,500	632,100
DETACHED	0	0
OTHER	0	0
TOTAL	**1,348,300**	**1,271,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 10			0.00	

PHOTO 04/12/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/29/2023	SL
LIST	9/29/2023	SL
REVIEW	9/29/2023	SL

YEAR BLT	2007	SIZE ADJ	1.005
NET AREA	2,353	DETAIL ADJ	1.000
$NLA(RCN)	$337	OVERALL	1.190

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	WOOD SHINGLES	1.02
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
+	BAS	L	BASE AREA	1,274	2007	303.50	386,663
+	USF	L	UPPER STORY FIN	1,079	2007	167.86	181,120
+	BMU	N	BSMT UNFINISHED	258		99.11	25,571
+	OPA	N	OPEN PORCH	570		95.02	54,161
E	CRL	N	BSMT CRAWL	354		55.31	19,579
E	WDK	N	WOOD DECK	354		34.48	12,208
	BMU	N	BSMT UNFINISHED	440		74.32	32,701
	CRL	N	BSMT CRAWL	1,246		28.78	35,865
	BMG	O	BSMT GARAGE	1		11,508.40	11,508
	FIX	O	XTRA FIXTURES	7		3,438.26	24,068
	GFP	O	GAS FIREPLACE	1		10,333.00	10,333

TOTAL RCN	793,777

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

EFF.YR/AGE	2008 / 14		
COND	11	11 %	
FUNC	0		
ECON	0		
DEPR	11	% GD	89
RCNLD			$706,500