

Key: 9530

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.755

LEGALS

LAND

DETACHED

BUILDING

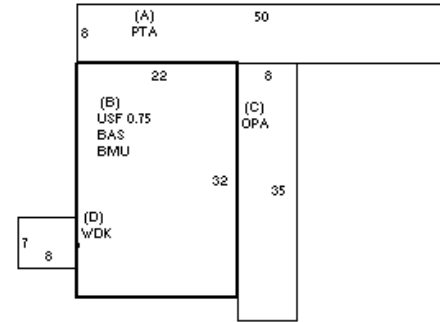
CURRENT OWNER				PARCEL ID				LOCATION			
BLACK ROBERT & R STAZINSKI TRS COLONEL BLACK TRUST 27 MICHAEL RD DEDHAM, MA 02026				43.3-259-0				584 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BLACK ROBERT & R STAZINSKI				06/13/2022	F	1	35183-72				
BLACK ROBERT & R STAZINSKI				06/13/2022	F	1	35183-68				
BLACK ROBERT L					XX		02175-0025				

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	%
09275	06/24/2009	12	CYCLICAL		02/15/2018	DB	100	100
05053	02/04/2005	6	FENCE		08/27/2009		100	100
		3	ALT/RENO	5,000	02/27/2007	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,752	11	1.00	DCK 1.00	100	1.00	895,660	4.49	05	0.95	HCE 4.00	624,030

TOTAL	6,752 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E HOUSE BUILT ON ROAD OWNED BY TOWN=topo;Chapter 91 held in perpetuity #88-4	LAND	624,000	621,300			
Infl1	DOCK		BUILDING	227,700	199,000			
N_Index	AVG		DETACHED	103,300	98,400			
			OTHER	0	0			
			TOTAL	955,000	918,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	V	1.30	10 0.90	12X12+3X16+3	402	235.56	85,200
FLD	V	1.30	10 0.90	16X16	256	78.52	18,100



BUILDING	CD	ADJ	DESC	MEASURE	9/27/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/27/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/27/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1919	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
\$NLA(RCN)	\$243	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	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	4	VINYL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	400		14.77	5,907
B	BMU	N	BSMT UNFINISHED	704		49.99	35,195
B	BAS	L	BASE AREA	704	1919	224.02	157,712
B	USF	L	UPPER STORY FIN	528	1919	119.50	63,096
C	OPA	N	OPEN PORCH	280		63.92	17,897
D	WDK	N	WOOD DECK	56		58.28	3,264
F21	O		FPL 2S 1OP	1		9,567.00	9,567
FIX	O		XTRA FIXTURES	3		2,312.93	6,939

TOTAL RCN	299,576	
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	\$227,700	