

Key: 9584

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.808

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
GARDNER AMY R C/O MARK I GARDNER 412 GROTON RD WESTFORD, MA 01886				43.4-41-0				56 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GARDNER AMY R				12/15/1949	X		737-15				


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 %
EXB-23-253	04/28/2023	3	ALT/RENO	18,940			100 100
08533	10/02/2008	6	FENCE		11/18/2008		100 100
07677	11/07/2007	3	ALT/RENO	2,400	08/27/2008	DB	100 100
930334	06/28/1993	3	ALT/RENO	1,000	12/23/1993	JS	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,000	11	1.00	100	1.00	100	1.00	518,540	5.97	A	1.00	BA-	2.20			355,230

TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	355,200	314,400			
Infl1	AVG		BUILDING	137,300	121,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	50,700	44,800			
			TOTAL	543,200	480,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/01/2021
									

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/1/2021	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	10/1/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

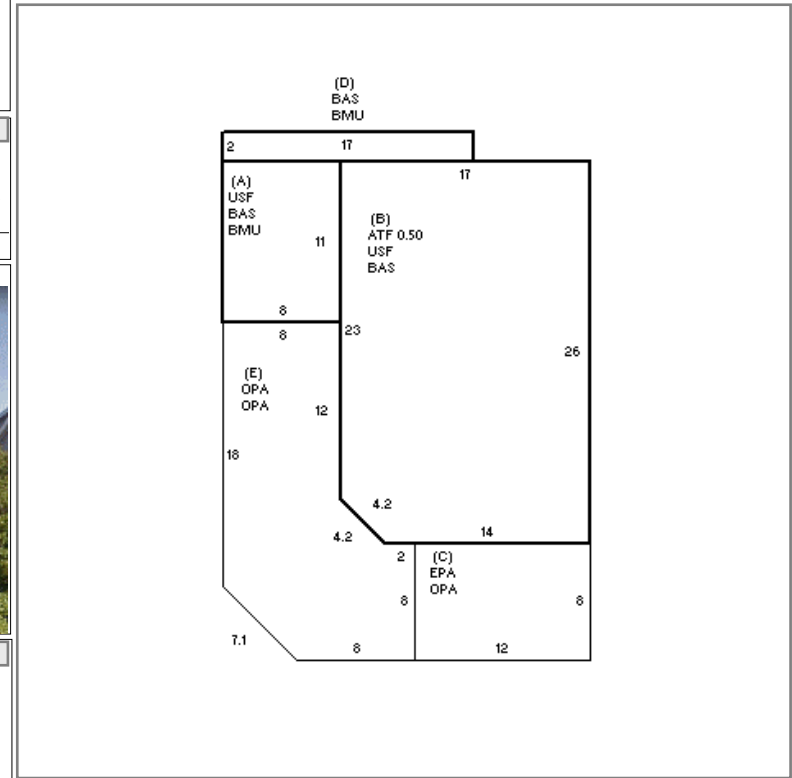
BUILDING

YEAR BLT	1931	SIZE ADJ	1.015
NET AREA	1,086	DETAIL ADJ	1.000
\$NLA(RCN)	\$176	OVERALL	0.730
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	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	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	122		45.48	5,549
+	USF	L	UPPER STORY FIN	526	1931	81.53	42,884
+	BAS	L	BASE AREA	560	1931	160.89	90,098
B	ATF	N	ATTIC FINISH	219		46.00	10,073
+	OPA	N	OPEN PORCH	528		43.61	23,024
C	EPA	N	ENCLOSED PORCH	96		60.34	5,793
	ATF	N	ATTIC FINISH	220		46.00	10,119
	FIX	O	XTRA FIXTURES	2		1,577.85	3,156

TOTAL RCN	190,696
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$137,300



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PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

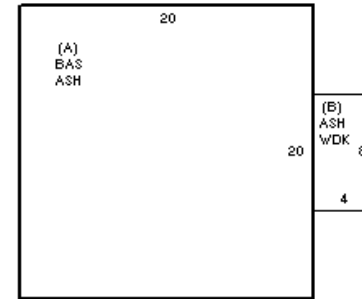
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	50,700	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2021	RP
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FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1931	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	74,490	
NET AREA	400	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	ASH	N	ATT SHED	400		15.83	6,333	CONDITION ELEM	CD	
\$NLA(RCN)	\$186	OVERALL	0.760	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	400	1931	165.03	66,011			EXTERIOR
				ROOF SHAPE	2	HIP	1.02	B	WDK	N	WOOD DECK	32		48.17	1,541	INTERIOR	F	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ASH	N	ATT SHED	32		18.91	605	KITCHEN	F	
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	F	
				INT. FINISH	5	OTHER	1.00									HEAT		
				HEATING/COOLING	99	NONE	1.00									ELECT		
				FUEL SOURCE	8	NONE	1.00									EFF.YR/AGE 1987 / 35		
				USE	0		1.00									COND	32 32 %	
																	FUNC	0
																	ECON	0
																	DEPR	32 % GD 68
																	RCNLD	\$50,700