

Key: 9587

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.812

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | |
|--|--|------------|----------------|-----------------------|
| YOUNG EARL M JR TR BENEFIT OF KIM MORTON YOUNG TR P O BOX 756 POCASSET, MA 02559-0756 | | 43.4-44-0 | 44 CIRCUIT AVE | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE |
| YOUNG EARL M JR TR YOUNG EARL M JR TR | | 11/13/2000 | X XX | 13359-1 01209-0231 |

| 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 | % |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 4,250 | 11 | 1.00 | 100 1.00 | 518,540 | 6.97 | A | 1.00 | BA- | 2.20 | 352,650 |

| | | | | | | | | |
|---------|----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 4,269 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | POC | NOTE | LAND | 352,700 | 312,100 | | | |
| Infl1 | AVG | | BUILDING | 87,500 | 81,200 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 85,900 | 50,900 | | | |
| TOTAL | | | | 526,100 | 444,200 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/14/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/14/2023 | EST |
| STYLE | 6 | 0.70 | COTTAGE [100%] | REVIEW | 9/14/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|--------|
| FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BAS | L | BASE AREA | 533 | 1910 | 163.90 | 87,357 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | USF | L | UPPER STORY FIN | 248 | 1910 | 83.05 | 20,597 |
| ROOF SHAPE | 1 | GABLE | 1.00 | C | OPA | N | OPEN PORCH | 105 | | 51.79 | 5,438 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 1,607.47 | 4,822 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | | | | | | | | |
| INT. FINISH | 5 | OTHER | 1.00 | | | | | | | | |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| | | | |
|---------|---|------------------|----|
| 7 | | 15 | |
| {A} BAS | | {B} USF 0.75 BAS | |
| 22 | | 22 | |
| {D} BAS | 7 | {C} OPA | 7 |
| | | | 15 |

| YEAR BLT | 1910 | SIZE ADJ | 1.020 |
|-----------------|-------|------------|-------|
| NET AREA | 781 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$151 | OVERALL | 0.740 |
| CAPACITY | | UNITS | ADJ |
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 5 | 1.00 |
| BEDROOMS | | 2 | 1.00 |
| BATHROOMS | | 1 | 1.00 |
| FIXTURES | | 8 | 1.00 |
| GARAGE CAPACITY | | 0 | 1.00 |
| % BSMT FINISH | | 0 | 1.00 |
| # OF HALF BATHS | | 1 | 1.00 |
| # OF UNITS | | 1 | 1.00 |

| | |
|----------------|------------|
| TOTAL RCN | 118,214 |
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1993 / 29 |
| COND | 26 26 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 26 % GD 74 |
| RCNLD | \$87,500 |

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12/18/2023 6:02 pm SEQ #: 9.813

LEGAL

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|----------------|------------|--------------|--|
| YOUNG EARL M JR TR BENEFIT OF KIM MORTON YOUNG TR P O BOX 756 POCASSET, MA 02559-0756 | | 43.4-44-0 | 44 CIRCUIT AVE | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|-------------------|------|--------|-------|----|--------|---|
| 1090 | 100 | MULTIPLE DWELLING | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
| | | | | | | | | |

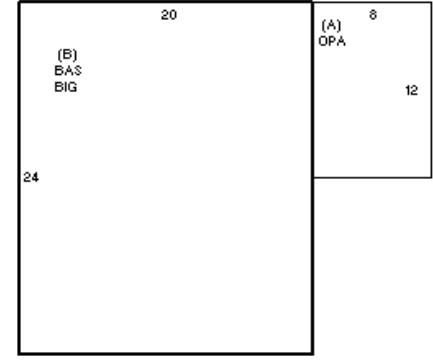
LAND

| 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 | 85,900 | |
| Infl1 | | BUILDING | | | |
| N_Index | | DETACHED | | | |
| | | | OTHER | | |
| | | | TOTAL | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 9/14/2023 | SL |
|----------|----|------|----------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/14/2023 | EST |
| STYLE | 20 | 0.75 | GARAGE W/QTRS [100%] | REVIEW | 9/14/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

G

| YEAR BLT | 1910 | SIZE ADJ | 1.000 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 113,058 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|--------|----------------|------------|-----------|----------|
| NET AREA | 480 | DETAIL ADJ | 1.000 | FOUNDATION | 2 | SLAB | 0.95 | A | OPA | N | OPEN PORCH | 96 | | 54.62 | 5,243 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$236 | OVERALL | 0.760 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BIG | N | BUILT-IN GARAGE | 480 | | 59.59 | 28,602 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 2 | HIP | 1.02 | B | BAS | L | BASE AREA | 480 | 1910 | 165.03 | 79,213 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | | | | | | | | KITCHEN | A | | |
| | | | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | | | | | | | | | BATHS | A | | |
| | | | | INT. FINISH | 5 | OTHER | 1.00 | | | | | | | | | HEAT | A | | |
| | | | | HEATING/COOLING | 1 | FORCED AIR | 1.00 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 | |
| | | | | | | | | | | | | | | | | | COND | 24 | 24 % |
| | | | | | | | | | | | | | | | | | FUNC | 0 | |
| | | | | | | | | | | | | | | | | | ECON | 0 | |
| | | | | | | | | | | | | | | | | | DEPR | 24 | % GD 76 |
| | | | | | | | | | | | | | | | | | RCNLD | | \$85,900 |