Key: 9595

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,821

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOBAN MYRABETH A & JOHN J SEEKELL 28 CIRCUIT AVE POCASSET, MA 02559	43.4-53-0	28 CIRCUIT AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOBAN MYRABETH A &	12/30/2020	QS	625,000	33629-50
MOORE DANIEL & JENNIFER L	10/06/2017	QS	352,000	30815-31
WILLIAMS DANIEL A & JOYCE	10/18/2012	F	1	26774-284

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	%
		12	CYCLICAL		08/22/2018	DB	100	100
1316-87	12/08/1987	9	DECK	2,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,700	11 1.00	100 1.00	100 1.00	518,540	10.81	A 1.00	BA- 2.20			347,300

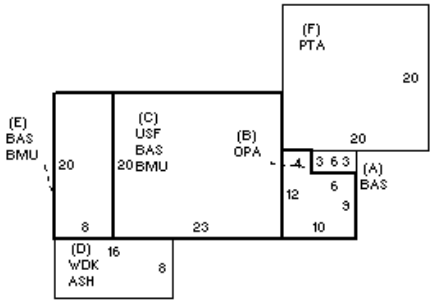
TOTAL	2,701 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	LPI change due to waterview		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	347,300	307,400
BUILDING	312,900	276,900
DETACHED	0	0
OTHER	0	0
TOTAL	**660,200**	**584,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/02/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/2/2021	TL
LIST	2/2/2021	EST
REVIEW	5/3/2021	RP

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,182	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	722	1930	255.64	184,570
B	OPA	N	OPEN PORCH	18		117.81	2,121
+	BMU	N	BSMT UNFINISHED	620		57.05	35,369
C	USF	L	UPPER STORY FIN	460	1930	136.37	62,728
D	ASH	N	ATT SHED	128		28.74	3,678
D	WDK	N	WOOD DECK	128		48.97	6,269
F	PTA	N	PATIO	400		16.85	6,741
	BMG	O	BSMT GARAGE	1		8,833.80	8,834
	FIX	O	XTRA FIXTURES	1		2,639.70	2,640

TOTAL RCN	312,948

CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$312,900