

Key: 9602

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.827

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PERKINS CHRISTOPHER J ETUX KATHRYN A PERKINS 12 TRAFALGAR LANE WALPOLE, MA 02081				43.4-60-0				6 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERKINS CHRISTOPHER J ETU				05/23/2007	QS	400,000	22049-47				
RINNE JANET W TR OF THE				05/23/2007	F		22049-39				
WOHLER HELEN C TR OF THE				03/29/2002	N	232,000	14990-340				

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	6,500	11	1.00	100	1.00	100	1.00	424,260	4.66	A	1.00	R09	1.80				294,880

TOTAL	6,490 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	294,900	239,200			
Infl1	AVG		BUILDING	266,700	236,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	561,600	475,200			

DETACHED

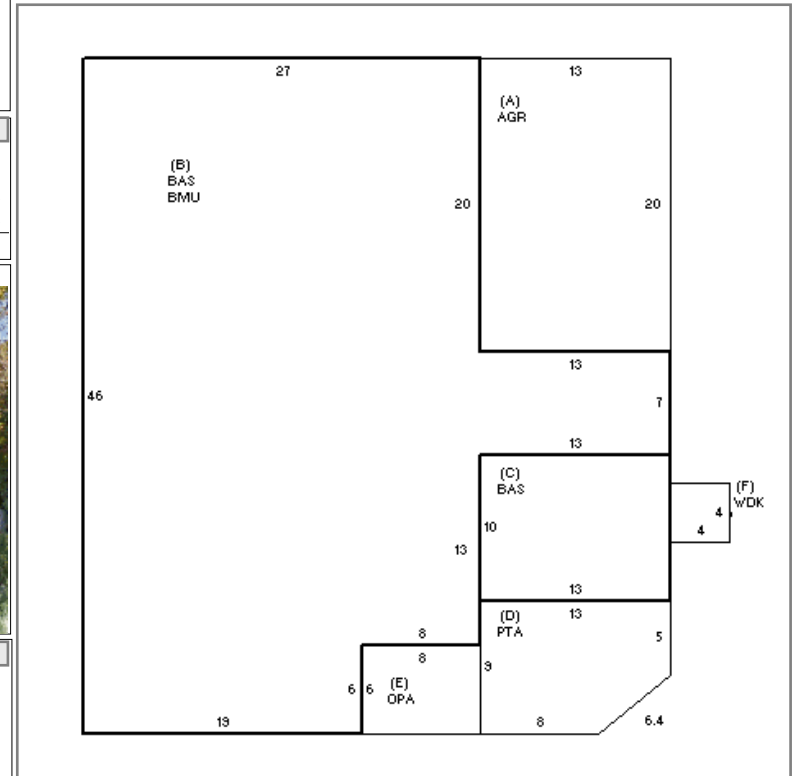
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/1/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/1/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,415	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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
A	AGR	N	ATT GARAGE	260		71.55	18,603
B	BMU	N	BSMT UNFINISHED	1,285		32.75	42,083
+	BAS	L	BASE AREA	1,415	1977	188.07	266,117
D	PTA	N	PATIO	107		14.65	1,568
E	OPA	N	OPEN PORCH	48		83.53	4,009
F	WDK	N	WOOD DECK	16		72.40	1,158
	FIX	O	XTRA FIXTURES	4		2,183.05	8,732
	MST	O	MAS/METAL STACK	1		4,091.40	4,091

TOTAL RCN	346,362
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$266,700