

Key: 9603

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.828

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
RINNE STEPHEN R & JANET W 11 CHEROKEE LANE WALPOLE, MA 02081				43.4-61-0				4 CIRCUIT AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RINNE STEPHEN R & JANET W				05/27/2004	F	100 18648-300		16488-101			
RINNE STEPHEN R & JANET W				03/01/2003	F	100 16488-101		12496-241			
RINNE STEPHEN R &				08/24/1999	QS	164,500					

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE											
100	S	7,150	11	1.00	100	1.00	100	1.00	424,260	4.26	A	1.00	R09	1.80									296,720

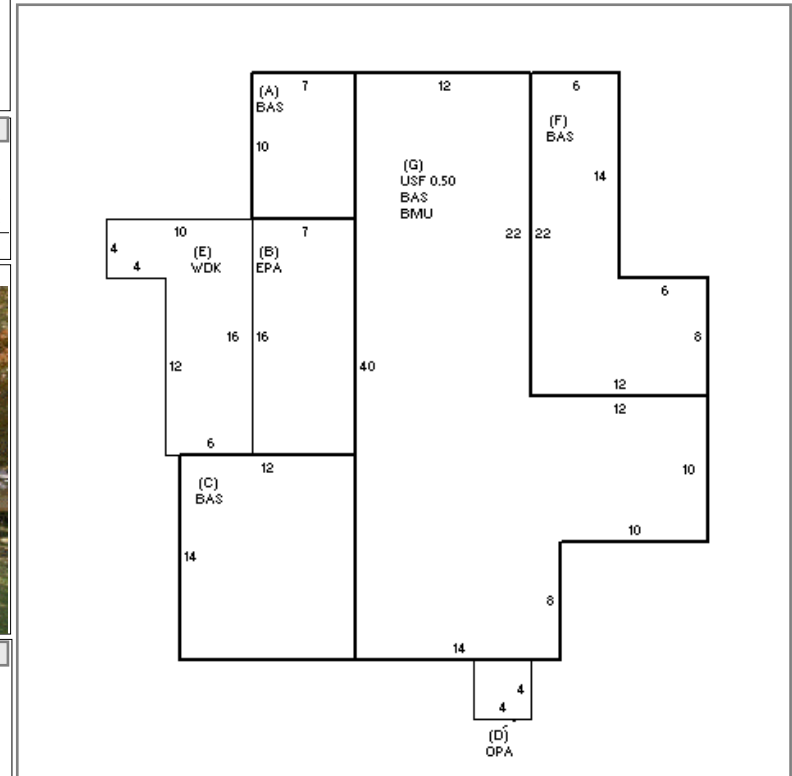
TOTAL	7,144 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	296,700	240,700			
Infl1	AVG		BUILDING	260,500	209,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	557,200	450,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/1/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/1/2021	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	9/26/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1850	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	372,101			
NET AREA	1,342	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,034	1850	241.61	249,823	CONDITION ELEM	CD			
\$NLA(RCN)	\$277	OVERALL	1.240	EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	112		103.54	11,597	EXTERIOR	A			
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	16		119.64	1,914	INTERIOR	F			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	WDK	N	WOOD DECK	112		49.74	5,571	KITCHEN	F			
				FLOOR COVER	1	HARDWOOD	1.02	G	BMU	N	BSMT UNFINISHED	616		57.93	35,688	BATHS	F			
				INT. FINISH	2	DRYWALL	1.00	G	USF	L	UPPER STORY FIN	308	1850	138.49	42,654	HEAT	A			
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	O	FPL 2S 1OP	2		11,087.00	22,174	ELECT	A			
				FUEL SOURCE	1	OIL	1.00	FIX	O	O	XTRA FIXTURES	1		2,680.80	2,681					
				USE	0		1.00													
																		EFF.YR/AGE	1989 / 33	
																		COND	30 30 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	30 % GD 70	
																		RCNLD	\$260,500	