Key: 9625

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,850

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACCALLUM JEFFREY STUART &	43.4-90-0	23 CIRCUIT AVE
DENISE MARIE MACCALLUM		
28 ALDEN ST		
FOXBORO, MA 02035		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACCALLUM JEFFREY STUART	01/15/2021	U	300,000	33691-245
DORIS JOHN E JR ETUX	06/19/2006	F	1	21110-142
DORIS ANNE M		XX		01399-0257

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	%
06355	06/13/2006	2	ADDITIONS	7,650	08/27/2008	DB	100	100
990572	09/21/1999	3	ALT/RENO	17,500	11/06/1999	MS	100	100
990358	06/18/1999	4	DETACH.STRUC	1,303	10/25/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,750	11 1.00	100 1.00	100 1.00	518,540	3.20	A 1.00	BA- 2.20			371,640

TOTAL	9,757 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

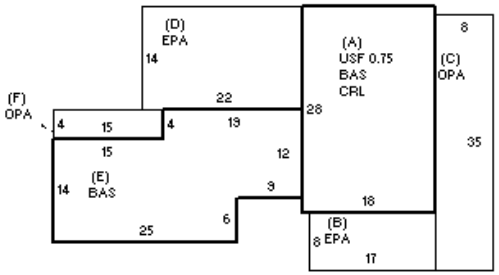
NOTE: MOVED FROM CANAL AREA 1930

ASSESSED	CURRENT	PREVIOUS
LAND	371,600	328,900
BUILDING	268,200	216,100
DETACHED	0	0
OTHER	0	0
TOTAL	**639,800**	**545,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6 X 12			0.00	

PHOTO 10/01/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	9	1.20	ANTIQUE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/1/2021	RP
LIST	10/1/2021	EST
REVIEW	9/26/2023	RP

YEAR BLT	1876	SIZE ADJ	1.015
NET AREA	1,380	DETAIL ADJ	1.000
$NLA(RCN)	$278	OVERALL	1.240

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	504		32.33	16,295
A	USF	L	UPPER STORY FIN	378	1876	138.49	52,348
+	EPA	N	ENCLOSED PORCH	444		82.10	36,454
+	OPA	N	OPEN PORCH	340		74.07	25,185
+	BAS	L	BASE AREA	1,002	1876	241.61	242,092
	FIX	O	XTRA FIXTURES	4		2,680.20	10,721

TOTAL RCN 383,094

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A

EFF.YR/AGE 1989 / 33

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $268,200