Key: 9876

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,109

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CIRCLE O LLC C/O MACGREGOR J BRUCE TRS DRAWER W HYANNIS, MA 02601	44.2-34-0	88 HANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACGREGOR J BRUCE TRS	01/31/2023	F	100	35618-297
CIRCLE O LLC	10/16/2006	QS	250,000	21433-220
VALERI PETER ETUX	04/15/2003	F		16748-150

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

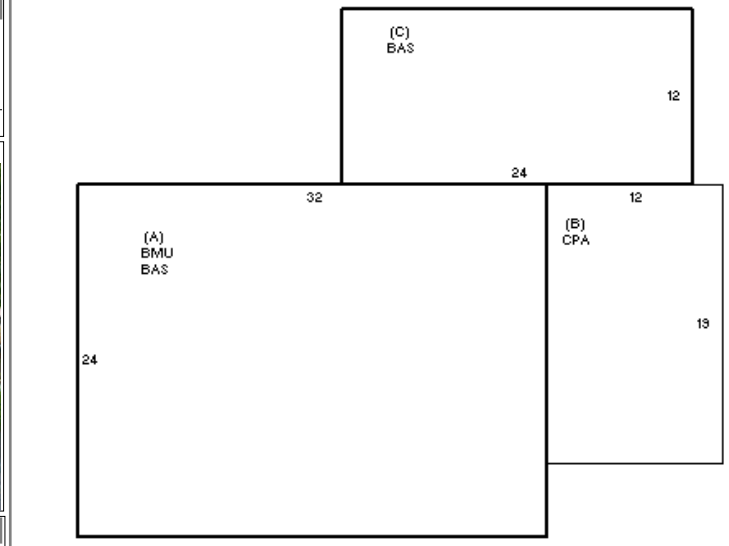
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,000	11 1.00	100 1.00	100 1.00	282,840	3.84	A 1.00	PAV 1.20			199,410

TOTAL	8,015 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	199,400	176,500
BUILDING	183,500	162,400
DETACHED	3,300	3,100
OTHER	0	0
TOTAL	**386,200**	**342,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	12X16		192	19.14	3,300

PHOTO 08/21/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/7/2023	SL
LIST	11/14/2023	SL
REVIEW	11/14/2023	SL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,056	1950	192.90	203,699
A	BMU	N	BSMT UNFINISHED	768		46.25	35,524
B	CPA	N	CAR PORT	228		9.97	2,273

TOTAL RCN 241,496

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $183,500