Key: 10024

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,255

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELCH WILLIAM C & MARIE C TR WELCH FAMILY TRUST 31 WINTER ST BRAINTREE, MA 02184-8241	44.4-6-0	78 LAKE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELCH WILLIAM C & MARIE C	01/02/2013	F	100	27006-285
WELCH WILLIAM C	01/02/2013	F		27006-281+2
WELCH WILLIAM C &		XX		02073-0009

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

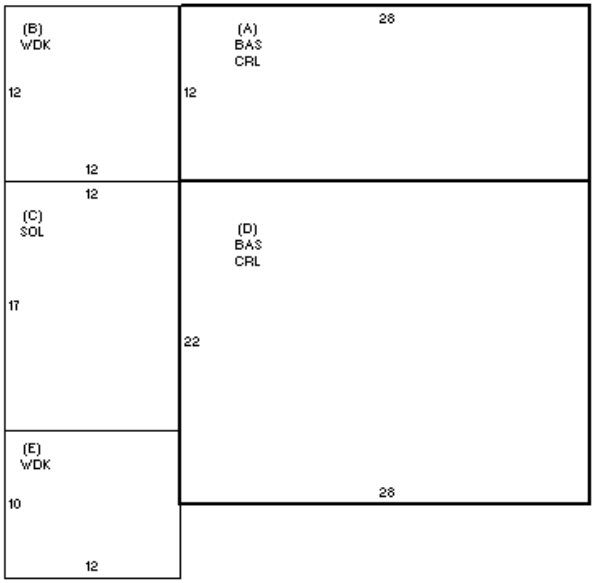
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
930505	09/29/1993	3	ALT/RENO	6,000	05/20/1994	JS	100	100
910184	04/30/1991	3	ALT/RENO	2,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,300	11 1.00	100 1.00	100 1.00	341,765	2.15	A 1.00	PEX 1.45			257,570

TOTAL	15,290 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	257,600	228,000
BUILDING	187,300	165,700
DETACHED	0	0
OTHER	0	0
TOTAL	**444,900**	**393,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 12			0.00	

PHOTO 08/15/2008

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	8/15/2008	RJM
LIST	8/15/2008	RJM
REVIEW	8/26/2008	ER

YEAR BLT	1956	SIZE ADJ	1.020
NET AREA	952	DETAIL ADJ	1.000
$NLA(RCN)	$246	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	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	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
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
+	CRL	N	BSMT CRAWL	952		20.13	19,168
+	BAS	L	BASE AREA	952	1956	196.20	186,785
+	WDK	N	WOOD DECK	264		25.62	6,765
C	SOL	N	SOLARIUM	204		85.33	17,407
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	234,072

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$187,300