Key: 10273

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,509

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEE JOHN JOSEPH & JENNIFER ELIZABETH LEE 235 LINCOLN RD WALPOLE, MA 02081	47.2-3-0	26 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEE JOHN JOSEPH &	07/23/2020	QS	450,000	33097-230
RYAN NANCY S	09/20/1974	XX	100	2098-200

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	%
07106	03/06/2007	3	ALT/RENO	17,000	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,600	11 1.00	100 1.00	100 1.00	518,540	1.90	A 1.00	BA- 2.20			398,740

TOTAL	17,598 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

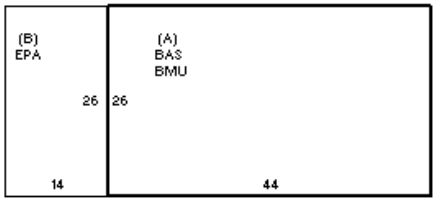
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	398,700	352,900
BUILDING	230,300	203,800
DETACHED	9,300	8,900
OTHER	0	0
TOTAL	**638,300**	**565,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	12 X 22		264	46.93	9,300

PHOTO 01/01/2003



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	11/29/2007	TL
LIST	11/29/2007	TL
REVIEW	11/29/2007	TL

YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	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	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	3	W/W CARPET	1.00
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	BMU	N	BSMT UNFINISHED	1,144		36.64	41,918
A	BAS	L	BASE AREA	1,144	1970	192.90	220,674
B	EPA	N	ENCLOSED PORCH	364		65.55	23,860
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	4		2,139.83	8,559

TOTAL RCN	303,069

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		$230,300