

Key: 1141

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.150

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CARROLL WAYNE 3 SALLINGER WAY BOURNE, MA 02532				6.0-221-0				3 SALLINGER WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARROLL WAYNE				04/30/2020	QS	350,000	32867-241				
TAYLOR PETER R ET UX				06/26/2009	QS	279,000	23839-137				
COMMESSO JAMES A AND				10/09/1998	QS	131,010	11754-180				

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	%
09457	09/25/2009	12	CYCLICAL		02/23/2018	TL	100	100
09316	07/14/2009	3	ALT/RENO	2,566	10/26/2009	TL	100	100
980257	05/21/1998	4	DETACH.STRUC	2,500	10/01/2009	TL	100	100
		1	NEW CONSTRUC	60,000	03/18/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,000	3	1.00	100	1.00	100	1.00	212,130	2.18	A	1.00	R05	0.90			159,450

TOTAL	14,985 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	159,500	156,800			
Infl1	AVG		BUILDING	269,300	238,300			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	430,900	397,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 12		120	19.71	2,100

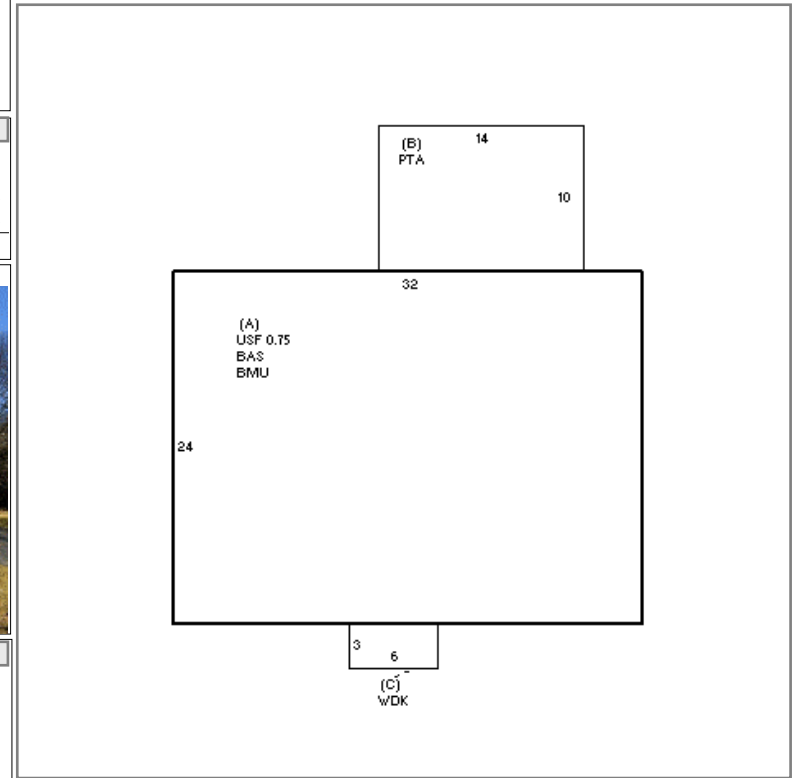


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/23/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/23/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/16/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,344	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		54.45	41,821
\$NLA(RCN)	\$233	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1998	244.02	187,406
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	576	1998	130.17	74,976
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	140		16.90	2,366
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	18		83.60	1,505
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,519.15	5,038
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	313,112	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A



EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$269,300