

Key: 1284

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.291

LEG
AL
LAND

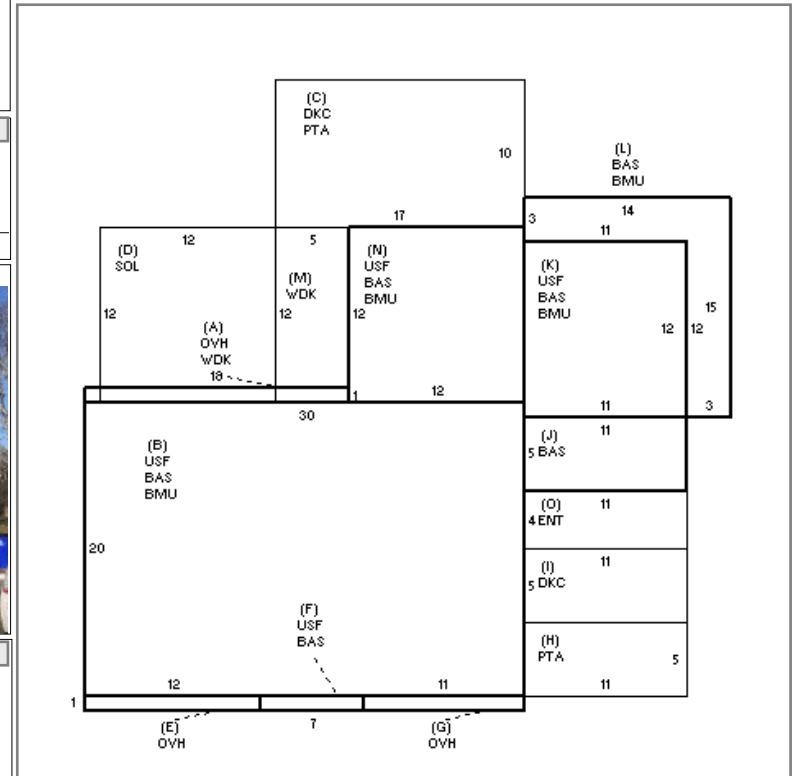
CURRENT OWNER				PARCEL ID				LOCATION				
WELSH WENDY 6 MEADOWLARK LN SAGAMORE BEACH, MA 02562				7.0-95-0				6 MEADOWLARK LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WELSH WENDY				12/10/2019	F	1 32534-343						
MANLEY WENDY				01/17/2007	F	1 21705-94						
MANLEY JAMES JR &				08/21/1996	QS	147,500	10355-117					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,713	1	1.00	100	1.00	100	1.00	R04	1.10		237,530

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 %
15164	04/01/2015	15	INSULATE/WEA	600	05/05/2015		100 100
14584	07/23/2014	14	SOLAR	10,500	09/04/2014	TL	100 100
13318	05/15/2013	2	ADDITIONS	153,000	09/04/2014	TL	100 100
13069	02/06/2013	4	DETACH.STRUC	40,000	09/04/2014	TL	100 100
12558	08/16/2012	3	ALT/RENO	2,208	09/04/2014	TL	100 100

DE
TACH
ED

TOTAL	39,727 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE			LAND	237,500	210,200	
Infl1	AVG		BUILDING	400,900	354,700			
N_Index	AVG		DETACHED	25,600	24,300			
			OTHER	0	0			
					TOTAL	664,000	589,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12			0.00	
GFU	G	1.20	10 0.90 24 X 24		576	49.32	25.600



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BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/20/2020	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

Y
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A
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YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,940	DETAIL ADJ	1.000
\$NLA(RCN)	\$232	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	78		49.46	3,858
EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	954		40.99	39,106
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	600	1989	215.80	129,477
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	607	1989	121.01	73,455
FLOOR COVER	1	HARDWOOD	1.02	+	PTA	N	PATIO	225		15.28	3,439
INT. FINISH	2	DRYWALL	1.00	D	SOL	N	SOLARIUM	144		115.45	16,625
HEATING/COOLING	2	HOT WATER	1.02	+	OVH	L	OVERHANG	41	1989	203.58	8,347
FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE AREA	416	2013	215.80	89,771
USE	0		1.00	+	DKC	N	DECK-COMPOSITE	225		70.58	15,881
				+	USF	L	UPPER STORY FIN	276	2013	121.01	33,399
				O	ENT	N	ENCLOSED ENTRY	44		95.01	4,181
					BMF	N	BSMT FINISH	144		65.68	9,458
					BSF	N	BSMT SEMI-FIN	144		27.56	3,969
					F21	O	FPL 2S 1OP	1		9,902.50	9,903
					FIX	O	XTRA FIXTURES	4		2,393.83	9,575

TOTAL RCN	450,443
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$400,900