

Key: 17621

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.313

LEGAL

CURRENT OWNER						PARCEL ID			LOCATION							
WILSON CATHERINE A 7C FRANKLIN AVE BUZZARDS BAY, MA 02532						23.2-53-4			7-C FRANKLIN AVE							
						TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)				
						WILSON CATHERINE A			09/01/2020	F	1	33220-172				
WILSON CATHERINE A & REAGAN DANIEL P			10/01/2014	QS	100,000	28419-5										
			11/28/2007	QS	199,900	22498-77										

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
5380	06/06/2005	3	ALT/RENO	10,000	05/29/2007	MM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	7,350 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	
Infl1			BUILDING	235,000	208,000		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	235,000	208,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/1/2019	RP
MODEL	10		RES CONDO	LIST	5/1/2019	EST
STYLE	8	1.00	CONV APTS [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

LOADING

YEAR BLT	1972	SIZE ADJ	1.000
NET AREA	849	DETAIL ADJ	1.000
\$NLA(RCN)	\$326	OVERALL	1.350
CAPACITY		UNITS	ADJ
ROOMS	3	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
HALFBATHS	0	1.00	
FIREPLACES	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	80	TRAIN BRIDGE	1.35
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	3	TOP FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	9	WARM/COOL AIR	1.00
WDK/PTA/BALC	2	NOT PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
	FLA	L	LIVING AREA	849	1972	307.99	261,487
	BMU	N	BSMT UNF	849		17.69	15,015

TOTAL RCN	276.502	
CONDITION ELEM		CD
INTERIOR		A
KITCHEN		A
BATHS		A
EXTERIOR		A
EFF.YR/AGE	1974 / 48	
COND	15 15%	
FUNC	0	
ECON	0	
DEPR	15 % GD 85	
RCNLD	\$235,000	