

Key: 2026

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.038

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WALLACE BRADFORD R 7 CHRISTINA LANE SANDWICH, MA 02563				11.4-76-0				7 MARCONI ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALLACE BRADFORD R				10/07/2013	QS	172,000	27742-55				
PASTERIS YOLANDA TR OF				01/15/2003	F	1	16247-210				
TAVARES RICHARD E				01/15/2003	F	1	16247-189				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1040	100	TWO-FAMILY					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

LAND

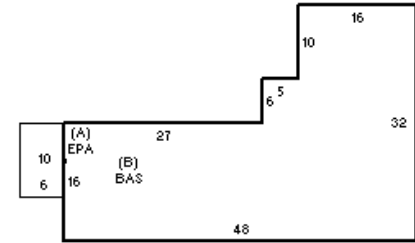
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,200 2	1.00	100	1.00	100	1.00	A	1.00	R04	0.90	154,080

DETACHED

TOTAL	11,195 SF	ZONING	1	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	154,100	136,400			
Infl1	AVG		BUILDING	207,800	183,900			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>363,800</b>	<b>322,100</b>			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 A	0.75 12 X 15		180	14.35	1,900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/7/2013	JB
MODEL	1		RESIDENTIAL	LIST	9/7/2013	JB
STYLE	11	1.05	DUPLEX [100%]	REVIEW	9/7/2013	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.015
NET AREA	1,054	DETAIL ADJ	1.000
\$NLA(RCN)	\$259	OVERALL	1.130
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	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	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	EPA	N	ENCLOSED PORCH	60		116.28	6,977
EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	1,054	1920	220.18	232,065
ROOF SHAPE	2	HIP	1.02		CRL	N	BSMT CRAWL	1,054		23.34	24,601
ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	4		2,442.43	9,770
FLOOR COVER	1	HARDWOOD	1.02								
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	273,412
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	\$207,800