

Key: 2237

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.250

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WILSON LOUIS S & MARGARET F TR MFW REALTY TRUST PO BOX 323 SAGAMORE, MA 02561-0323				12.3-27-0				8 WESTDALE PK			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON LOUIS S & MARGARET				12/10/2014	F	100	28562-39				
WILSON LOUIS S & MARGARET				12/30/1997	XX		11141-235				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	63	RESID - COMMERCIAL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
10092	03/19/2010	3	ALT/RENO	1,000	09/14/2010	JB	0 100
930022	01/23/1993	2	ADDITIONS	15,000	12/15/1993	JS	100 100
904580	08/31/1990	6	FENCE	5,000	08/27/1991	HS	0 100

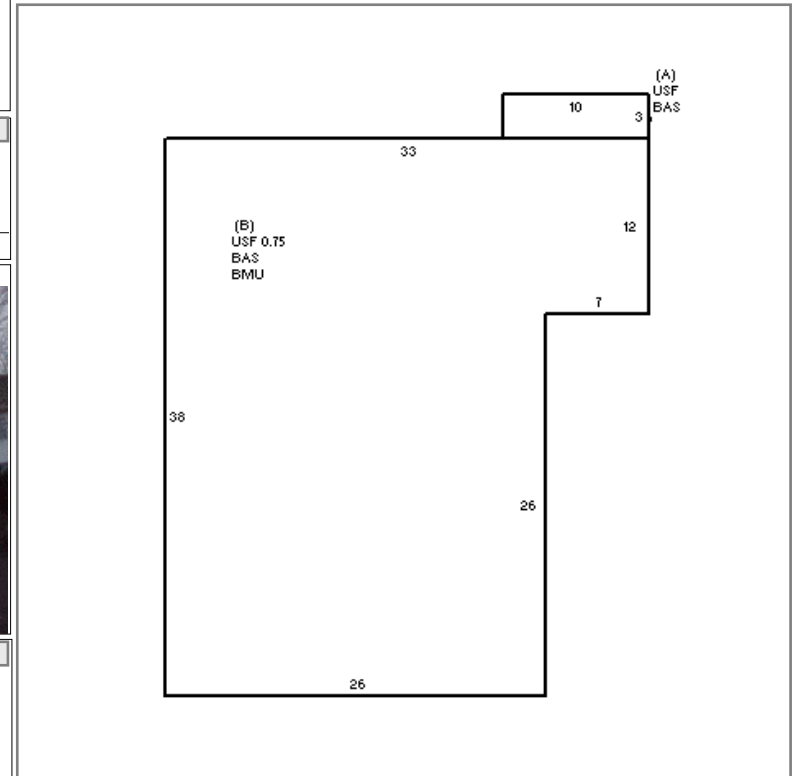
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,547	2	1.00	100 1.00	212,130	1.14	A	1.00	R05	0.90	185,640

TOTAL	33,541 SF	ZONING	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE 78' frontage on Sandwich Rd	LAND	185,600	164,300		
Infl1	AVG		BUILDING	242,700	227,200		
N_Index	AVG		DETACHED	3,700	3,500		
			OTHER	0	0		
			TOTAL	432,000	395,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12 X 14		168	15.95	2,000
PAV	M	0.70	30 0.70 60' X 48'		2,880	0.84	1,700



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/23/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/23/2021	RP
STYLE	4	1.05	CAPE [100%]	REVIEW	3/23/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	327,916		
NET AREA	1,936	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BAS	L	BASE AREA	30	1984	166.74	5,002	CONDITION ELEM	CD		
\$NLA(RCN)	\$169	OVERALL	0.860	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	834	1984	93.50	77,983	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	1,072		31.67	33,954	INTERIOR	F		
				ROOF COVER	1	ASP/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,072	1984	166.74	178,748	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	B	BMF	N	BSMT FINISH	500		38.06	19,028	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		7,651.50	7,652	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		1,849.83	5,550	ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
				USE	3	CIM	0.75												
																		EFF.YR/AGE	1993 / 29
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$242,700