

Key: 2773

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.801

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALL EVELYN L 126 WYOMING AVE NEEDHAM, MA 02492				14.4-23-0				99 LEWIS POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALL EVELYN L				02/07/2007	F	1 (182323)					
WALL JAMES J & EVELYN L W				02/07/2007	H	1 (182322)					
WALL JAMES J				08/25/2006	N	1 (40388)					

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	%
08072	02/26/2008	2	ADDITIONS	46,500	09/28/2010	TL	100	100

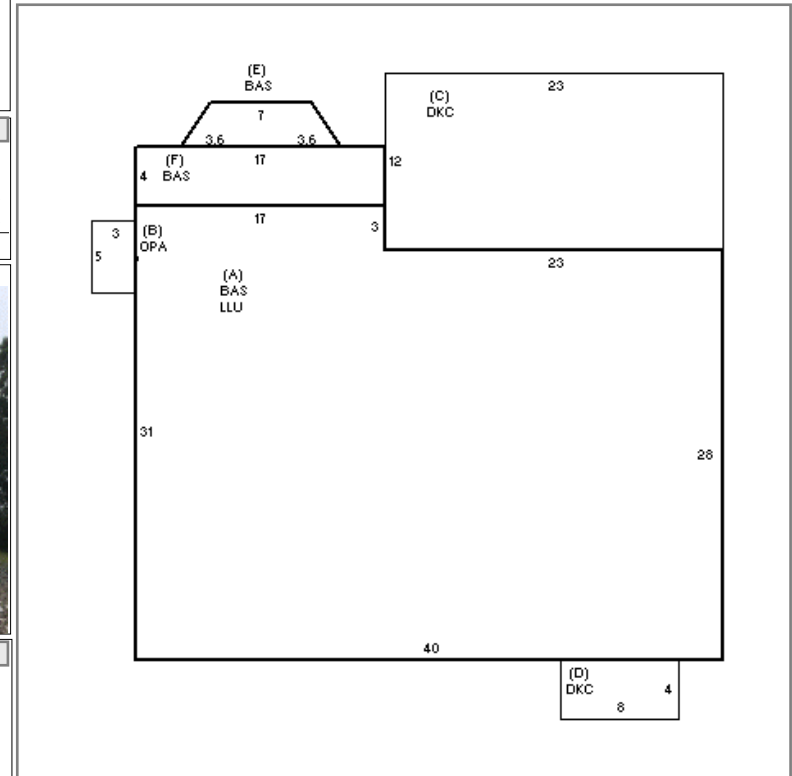
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	27,000	4	1.00	100	1.00	100	1.00	612,820	1.34	A	1.00	BSP	2.60				509,560

TOTAL	27,007 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE View of Little Buttermilk Bay across the street	LAND	509,600	433,600			
Infl1	AVG		BUILDING	276,200	244,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	785,800	678,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/12/2018	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,266	DETAIL ADJ	1.000
\$NLA(RCN)	\$254	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	1,171		33.82	39,604
B	OPA	N	OPEN PORCH	15		100.35	1,505
+	DKC	N	DECK-COMPOSITE	308		66.28	20,414
E	BAS	L	BASE AREA	27	2008	198.45	5,358
+	BAS	L	BASE AREA	1,239	1950	198.43	245,859
F11	O		FPL 1S 1OP	1		8,463.80	8,464

TOTAL RCN	321,204
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$276,200