

Key: 3195

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.235

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TD BANK, NA TRUSTEES LOUIS S WILSON TRUST PO BOX 553 SAGAMORE, MA 02561				17.2-28-0				7 WOODLAND RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TD BANK, NA TRUSTEES WILSON LOUIS S &				09/13/2018	F	100	31527-18				
				10/06/1987	XX		5970-139				

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 %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	30,020	2	1.00	100	1.00	100	1.00	212,130	1.24	A	1.00	R04	0.90			180,660

DETAILED

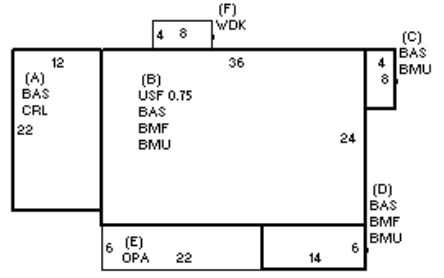
TOTAL	30,013 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	180,700	159,900
Infl1	AVG		BUILDING	360,200	318,700			
N_Index	AVG		DETACHED	17,800	16,900			
			OTHER	0	0			
						TOTAL	558,700	495,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	A 0.75 24 X 24		576	33.80	14,600
SHF	A	1.00	G 0.80 8X12			0.00	
WDK	A	1.00	G 0.80 12X18		216	18.30	3,200



PHOTO 07/21/2008

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/17/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,892	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$238	OVERALL	1.070	EXT COVER	4	VINYL	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	UNITS	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	13	HARDWOOD-W/W	1.00
BEDROOMS	3		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	2		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	11		1.00	FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	2		1.00	USE	0		1.00
% BSMT FINISH	100		1.00				
# OF HALF BATHS	1		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	264		37.02	9,774
+	BAS	L	BASE AREA	1,244	1986	203.15	252,721
+	BMU	N	BSMT UNFINISHED	980		39.41	38,620
B	BMF	N	BSMT FINISH	864		37.51	32,408
B	USF	L	UPPER STORY FIN	648	1986	117.51	76,145
D	BMF	N	BSMT FINISH	84		63.14	5,304
E	OPA	N	OPEN PORCH	132		74.15	9,788
F	WDK	N	WOOD DECK	32		68.49	2,192
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	6		2,301.53	13,809

TOTAL RCN	450,280
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$360,200