**Key: 3305**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,347

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DONALDSON BLAKE A &<br>ALETHE L DONALDSON<br>7 WATER STREET<br>THOMASTON, ME 04861-3737 | 19.1-2-0 | 23 WALLACE POINT RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DONALDSON BLAKE A & | | XX | | 00409-0023 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 13 | OTHER | | 10/22/2018 | TL | 100 | 100 |
| 07626 | 11/11/2007 | 3 | ALT/RENO | 2,600 | 08/20/2008 | DB | 100 | 100 |

## LAND

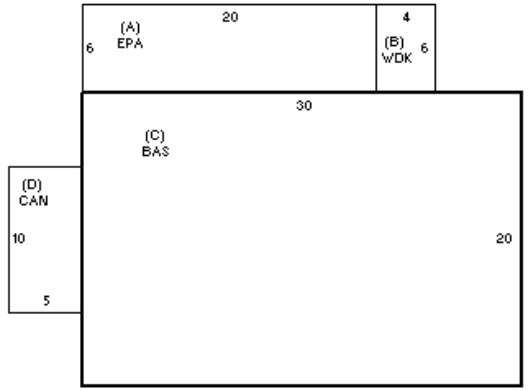
| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 9,750 | 4 1.00 | 100 1.00 | 100 1.00 | 612,820 | 3.20 | A 1.00 | BSP 2.60 | | | 439,210 |

| TOTAL | 9,757 SF | ZONING | 1 | FRNT | 83 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | BBAY |
| Infl1 | AVG |
| N_Index | AVG |

NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 439,200 | 373,800 |
| BUILDING | 73,200 | 64,800 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **512,400** | **438,600** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 10/22/2018

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 6 | 0.70 | COTTAGE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 10/22/2018 | TL |
| LIST | 10/22/2018 | EST |
| REVIEW | 10/22/2018 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1900 | SIZE ADJ | 1.020 |
| NET AREA | 600 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $165 | OVERALL | 0.680 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 4 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 3 | FOUN. WALL | 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 | 53 | VINYL-W/W | 1.00 |
| INT. FINISH | 3 | WOOD PANEL | 0.98 |
| HEATING/COOLING | 7 | FL/WALL UNIT | 0.98 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | EPA | N | ENCLOSED PORCH | 120 | | 57.06 | 6,847 |
| B | WDK | N | WOOD DECK | 24 | | 49.01 | 1,176 |
| C | BAS | L | BASE AREA | 600 | 1900 | 150.61 | 90,364 |
| D | CAN | N | CANOPY | 50 | | 9.46 | 473 |

| TOTAL RCN | 98,861 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | F |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1993 / 29 | |
|---|---|---|
| COND | 26 | 26 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 26 | % GD 74 |
| RCNLD | | $73,200 |