

Key: 3454

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.496

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
DUNCAN PADRAIG & FIONA PATRICIA DUNCAN 5 SHAW LANE DEDHAM, MA 02026								19.3-4-0				9 WALLACE POINT RD			
TRANSFER HISTORY								DOS		T		SALE PRICE		BK-PG (Cert)	
DUNCAN PADRAIG & COUPER JEFFREY S & VERA JEANNE								05/22/2020		O		398,000 (222533)			
								11/13/2003		A		250,000 (171211)			
								11/16/1995		QS		130,000 (138956)			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	8,305 4	1.00	100	1.00	100	1.00	612,820	3.71	A	1.00	BSP 2.60	433,310

TOTAL	8,320 SF	ZONING	1	FRNT	137	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	433,300	368,700			
Infl1	AVG		BUILDING	231,000	204,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	664,300	573,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/18/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/18/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/7/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1935	SIZE ADJ	1.015
NET AREA	1,250	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	840		36.27	30,469
+	BAS	L	BASE AREA	1,250	1935	186.99	233,732
+	CRL	N	BSMT CRAWL	410		25.55	10,476
+	WDK	N	WOOD DECK	75		53.38	4,004
	F11	O	FPL 1S 10P	1		7,975.50	7,976
	FIX	O	XTRA FIXTURES	1		2,118.70	2,119

TOTAL RCN	288,774
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0 uc
ECON	0
DEPR	20 % GD 80

RCNLD	\$231,000
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