**Key: 3456**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,498

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| EDWARDS ROBERT D &<br>JENNIFER A EDWARDS<br>1 WALLACE POINT RD<br>BUZZARDS BAY, MA 02532-2946 | 19.3-7-0 | 1 WALLACE POINT RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| EDWARDS ROBERT D & | 03/02/2001 | QS | 137,000 | (160798) |
| REINERMAN ALAN J & | 06/12/1987 | XX | | 909-39 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| | | 3 | ALT/RENO | | 08/01/2022 | SL | 100 | 100 |
| 07606 | 11/01/2007 | 10 | WOODSTOVE | 1,500 | 03/25/2008 | TL | 100 | 100 |
| 05196 | 03/30/2005 | 4 | DETACH.STRUC | 25,000 | 11/22/2005 | TL | 100 | 100 |
| 02807 | 12/09/2002 | 2 | ADDITIONS | 40,000 | 05/31/2005 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 5,235 | 4 1.00 | 100 1.00 | 100 1.00 | 318,195 | 5.71 | A 1.00 | BGD 1.35 | | | 218,480 |

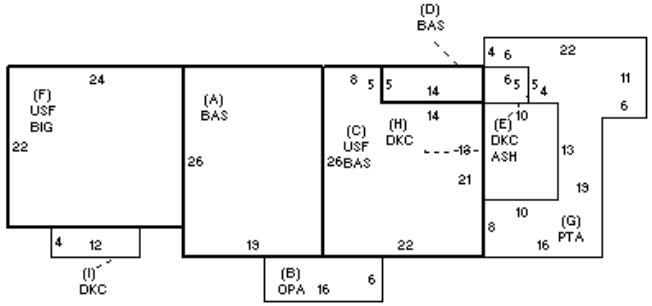
| TOTAL | 5,227 SF | ZONING | 1 | FRNT | 75 |
|---|---|---|---|---|---|
| Nbhd | BBAY | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 218,500 | 193,400 |
| BUILDING | 379,200 | 339,400 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **597,700** | **532,800** |

## DETACHED

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

PHOTO 08/01/2022




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 5 | 1.00 | COLONIAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/1/2022 | SL |
|---|---|---|
| LIST | 8/1/2022 | EST |
| REVIEW | 8/1/2022 | SL |

| YEAR BLT | 1956 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,096 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $206 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 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 | 1 | WOOD SHINGLE | 1.02 |
| 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 | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BAS | L | BASE AREA | 494 | 1956 | 200.64 | 99,117 |
| B | OPA | N | OPEN PORCH | 96 | | 75.11 | 7,211 |
| + | BAS | L | BASE AREA | 572 | 2005 | 200.64 | 114,768 |
| + | USF | L | UPPER STORY FIN | 1,030 | 2005 | 108.67 | 111,927 |
| E | ASH | N | ATT SHED | 30 | | 25.99 | 780 |
| F | BIG | N | BUILT-IN GARAGE | 528 | | 81.95 | 43,269 |
| G | PTA | N | PATIO | 386 | | 14.21 | 5,486 |
| + | DKC | N | DECK-COMPOSITE | 208 | | 65.63 | 13,650 |
| | BMU | N | BSMT UNFINISHED | 276 | | 64.16 | 17,709 |
| | CPC | O | CAPE CELLAR | 1 | | 3,946.70 | 3,947 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,225.75 | 8,903 |
| | MST | O | MAS/METAL STACK | 1 | | 4,171.40 | 4,171 |

| TOTAL RCN | 430,939 |
|---|---|

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

| EFF.YR/AGE | 2007 / 15 | |
|---|---|---|
| COND | 12 | 12 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 12 | % GD 88 |
| RCNLD | | $379,200 |