

Key: 3458

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.500

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
DECOSTA JULIE M & GERARD J 5 HOMESTEAD COURT LITCHFIELD, MA 03052				19.3-9-0				20 WALLACE POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DECOSTA JULIE M & GERARD				08/28/2019	QS	287,000	(220382)				
STAPLES RICHARD A &				03/12/2018	QS	239,000	(215601)				
MCINERNEY WILLIAM &				01/14/2000	QS	90,000	(156301)				

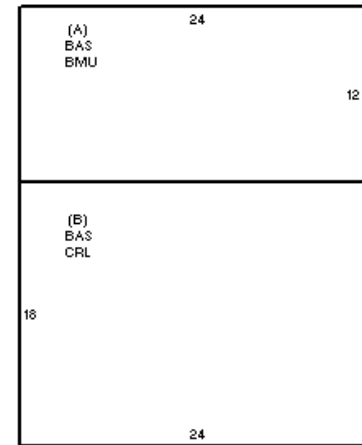
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-152	03/16/2023	15	INSULATE/WEA	2,600			100 100
EXB-21-524	07/29/2021	15	INSULATE/WEA	4,100			100 100
		3	ALT/RENO		07/17/2020	TL	100 100
02300	05/14/2002	6	FENCE	100	05/21/2003	TL	100 100
930455	08/30/1993	3	ALT/RENO	1,100	03/16/1994	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,005 4	1.00	100	1.00	100	1.00					239,860

TOTAL	4,008 SF	ZONING	1	FRNT	58	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	239,900	212,300
Infl1	AVG		BUILDING	111,600	98,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	351,500	311,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/20/2019	TL
MODEL	1		RESIDENTIAL	LIST	8/20/2019	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	8/28/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$185	OVERALL	0.700	EXT COVER	2	CLAPBOARD	1.00
CAPACITY				ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	4	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	2	1.00		INT. FINISH	5	OTHER	1.00
BATHROOMS	1	1.00		HEATING/COOLING	7	FL/WALL UNIT	0.98
FIXTURES	5	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	288		46.02	13,254
+	BAS	L	BASE AREA	720	1950	154.64	111,342
B	CRL	N	BSMT CRAWL	432		19.26	8,320

TOTAL RCN	132,917
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$111,600