

Key: 3655

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.706

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
JACOBS PHILIP A 36 LAFAYETTE AVE BUZZARDS BAY, MA 02532-3147				19.4-36-0				41 WILSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JACOBS PHILIP A					XX		03671-0159				

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	%
960062	03/06/1996	3	ALT/RENO	4,000	02/17/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,350 4	1.00	100	1.00	100	1.00	235,700	4.15	A	1.00	R02 1.00	165,160

TOTAL	7,362 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Also owns map 19.4 pci 24 - abutting property	LAND	165,200	116,900			
Infl1	AVG		BUILDING	191,100	169,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>356,300</b>	<b>286,000</b>			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F	0.70 F	0.60 6 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/10/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/10/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/10/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1917	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	238,922	
NET AREA	1,032	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,032		36.64	37,815	CONDITION ELEM	CD	
\$NLA(RCN)	\$232	OVERALL	0.990	EXT COVER	10	VERT BOARD	1.00	A	BAS	L	BASE AREA	1,032	1917	192.90	199,070	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	32		63.68	2,038	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	G	
				INT. FINISH	1	PLASTER	1.00									HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
																EFF.YR/AGE	1999 / 23	
																COND	20 20 %	
																FUNC	0	
																ECON	0	
																DEPR	20 % GD 80	
																RCNLD	\$191,100	

