

Key: 3667

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.718

LEGALS
LAND

CURRENT OWNER		PARCEL ID	LOCATION			
MCWADE JOHN A & KELLEY F MCWADE 35 WALLACE AV BUZZARDS BAY, MA 02532-3181		19.4-50-0	35 WALLACE AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		03/28/1997	QS	80,000	10673-268	

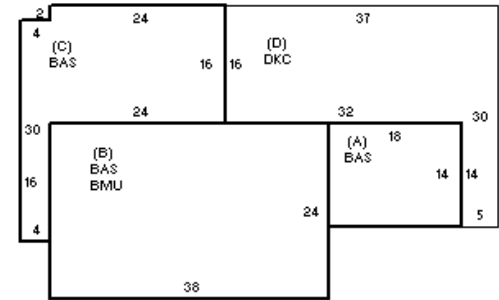
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-381	11/30/2023	3	ALT/RENO	50,000			0 0
EXB-23-238	04/28/2023	15	INSULATE/WEA	7,635			100 100
19225	04/01/2019	3	ALT/RENO	13,646			100 100
11503	08/31/2011	14	SOLAR		10/06/2015	SW	100 100
10379	06/29/2010	2	ADDITIONS	50,000	10/06/2015	SW	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,025 4	1.00	100	1.00	100	1.00	235,700	2.87	A	1.00	R02 1.00	170,920

TOTAL	11,021 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	170,900	121,000
Infl1	AVG		BUILDING	343,400	303,900			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
						TOTAL	516,800	427,300

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90			0.00	
HTB	A	1.00	10 0.90		1	2,826.30	2.500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/6/2015	TL
MODEL	1		RESIDENTIAL	LIST	10/6/2015	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/17/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LANDING

YEAR BLT	1960	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	404.005
NET AREA	1,668	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,164	1960	184.19	214,392	CONDITION ELEM	CD
\$NLA(RCN)	\$242	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	912		37.20	33,924	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	504	2010	184.19	92,830	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	DKC	N	DECK-COMPOSITE	662		63.29	41,901	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 1OP	1		8,179.20	8,179	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,172.47	6,517	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		HTB	O	HOT TUB	1		6,260.40	6,260	ELECT	A
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										
																EFF.YR/AGE	2004 / 18
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$343,400