Key: 3669

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,720

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DECHENE PAULINE T 39 WALLACE AVE BUZZARDS BAY, MA 02532	19.4-52-0	39 WALLACE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DECHENE PAULINE T	12/30/1986	N		5488-301
DECHENE ERNEST W &	07/15/1958	QS		1009-440

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

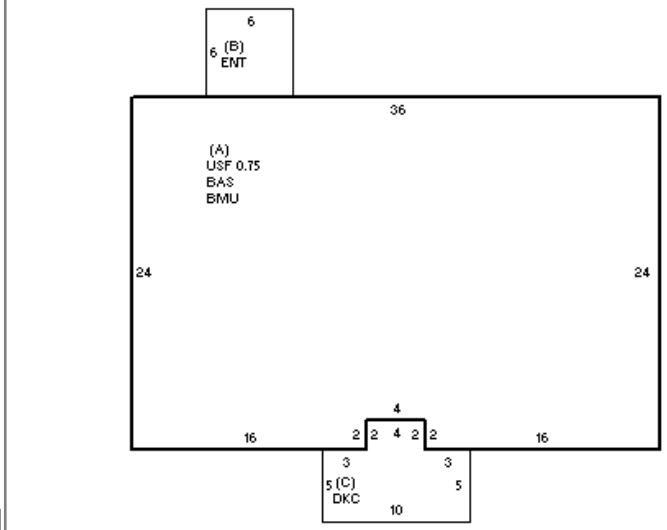
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
	06/10/2022	3	ALT/RENO				100	100
19911	09/30/2019	3	ALT/RENO	15,228	04/16/2021		100	100
200423	07/13/2000	6	FENCE	2,500	09/05/2001	TL	100	100
970254	05/29/1997	3	ALT/RENO		04/29/1998	JS	100	100

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
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	165,200	116,900
BUILDING	245,100	216,900
DETACHED	1,400	1,300
OTHER	0	0
TOTAL	**411,700**	**335,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	F 0.60	12X12		144	16.42	1,400

PHOTO 06/10/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/10/2022	SL
LIST	6/10/2022	SLV
REVIEW	6/10/2022	SL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,498	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	49	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	856		40.34	34,534
A	BAS	L	BASE AREA	856	1950	219.39	187,802
A	USF	L	UPPER STORY FIN	642	1950	120.30	77,231
B	ENT	N	ENCLOSED ENTRY	36		93.52	3,367
C	DKC	N	DECK-COMPOSITE	58		69.47	4,029
	BMF	N	BSMT FINISH	240		64.64	15,514

TOTAL RCN	322,477

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$245,100