

Key: 3768

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.820

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONAHUE MARISSA L 40 WALLACE AVE BUZZARDS BAY, MA 02532				19.4-154-0				40 WALLACE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONAHUE MARISSA L				04/29/2020	QS	265,000	32864-119				
SAMSON JAMES R				04/29/2020	N		32864-117				
SAMSON FRANCIS R &				01/01/1401	XX		01370-0434				

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-21-85	02/05/2021	15	INSULATE/WEA	3,046			100	100
940130	04/21/1994	3	ALT/RENO	45,204	02/23/1995	JS	100	100

LAND

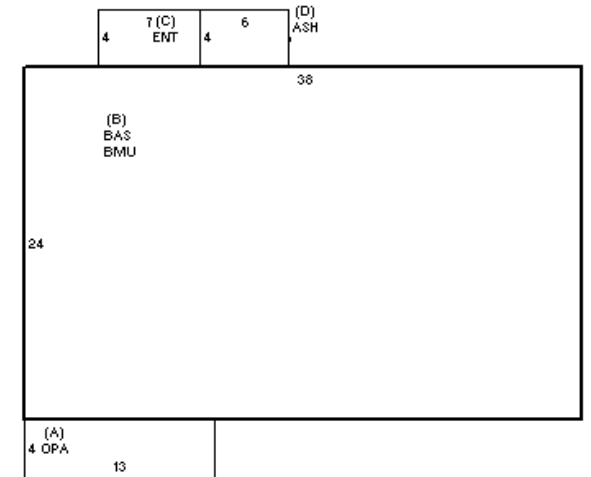
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,800 4	1.00	100	1.00	100	1.00					165,860
						235,700	3.93	A	1.00	R02	1.00	

TOTAL	7,797 SF	ZONING	1	FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE		LAND		165,900	117,400	
Infl1	AVG		BUILDING		205,600	181,900		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
				TOTAL		371,500	299,300	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/01/2003



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2020	TL
MODEL	1		RESIDENTIAL	LIST	5/12/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/12/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1950	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	218,716		
NET AREA	912	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	52		75.82	3,943	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	0.970	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	912		36.08	32,904	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	912	1950	196.20	178,937	INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	28		83.64	2,342	KITCHEN	A		
				FLOOR COVER	35	WW-VINYL	1.00	D	ASH	N	ATT SHED	24		24.61	591	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2013 / 9
																		COND	6 6 %
																		FUNC	0
																		ECON	0
																		DEPR	6 % GD 94
																		RCNLD	\$205,600