

Key: 4447

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.532

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
HOLWAY MANDY 7 WRIGHT LANE BUZZARDS BAY, MA 02532				23.1-73-0				7 WRIGHT LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
HOLWAY MANDY				11/22/2019	QS	495,000	32487-135					
LAUREANO MAUREEN				04/13/2017	QS	400,000	30417-221					
HAMILTON ALBERT F JR				10/17/2005	F	1	230370-245					

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-22-385	06/24/2022	14	SOLAR	34,965			100	100
01307	05/30/2001	4	DETACH STRUC	200	01/02/2002	TL	100	100
200427	07/18/2000	1	NEW CONSTRUC	100,000	10/31/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,375 5		1.00	100 1.00	259,270	3.68	A	1.00	R07	1.10	183,440

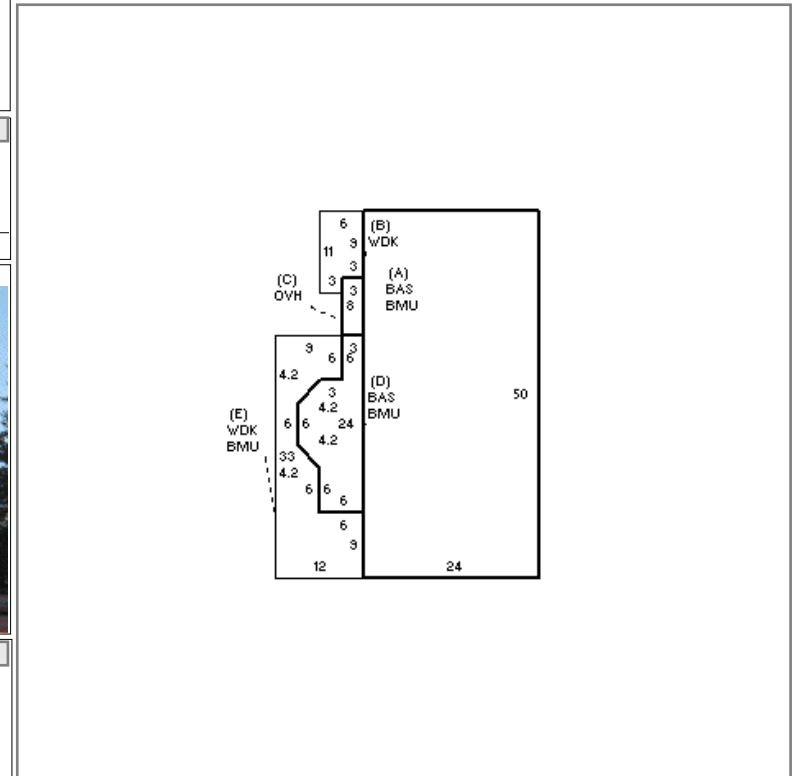
TOTAL	8,364 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	183,400	184,500			
Infl1	AVG		BUILDING	489,200	438,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	672,600	622,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	03/02/2011
BLDG COMMENTS	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/18/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/18/2017	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.005
NET AREA	2,417	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,596		39.56	63,130
+	BAS	L	BASE AREA	1,353	2003	232.75	314,912
+	WDK	N	WOOD DECK	303		26.45	8,013
	OVH	L	OVERHANG	24	2003	224.21	5,381
	USF	L	UPPER STORY FIN	1,040	2003	128.73	133,879
	BMG	O	BSMT GARAGE	3		8,825.20	26,476
	FIX	O	XTRA FIXTURES	6		2,636.87	15,821
	GFP	O	GAS FIREPLACE	1		7,924.20	7,924

TOTAL RCN	575,536
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$489,200