Key: 4455

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,540

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FESTA GERARDO ETALS 15 WRIGHT LN BUZZARDS BAY, MA 02532-3463	23.1-83-0	15 WRIGHT LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FESTA GERARDO ETALS	01/01/1987	QS	107,000	5580-317

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-22-33	01/18/2022	3	ALT/RENO	26,000			100	100
11326	06/16/2011	3	ALT/RENO				100	100
08347	07/03/2008	9	DECK				100	100
06555	09/06/2006	3	ALT/RENO		08/23/2007	DB	100	100
970187	04/25/1997	3	ALT/RENO	350	04/07/1998	JS	100	100

* -- Previous value excludes abatement.

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,520	5 1.00	100 1.00	100 1.00	259,270	4.64	A 1.00	R07 1.10			180,240

TOTAL	6,534 SF	ZONING	1	FRNT	80

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

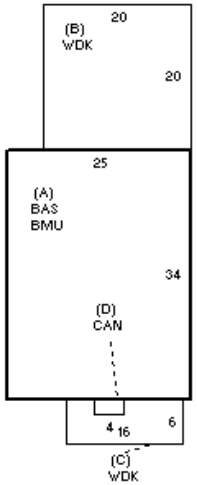
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	180,200	181,300
BUILDING	144,700	140,600
DETACHED	800	1,200
OTHER	0	0
TOTAL	**325,700**	**323,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	10 X 10		100	16.90	800

PHOTO 01/24/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/24/2023	TL
LIST	1/24/2023	RP
REVIEW	1/24/2023	RP

YEAR BLT	1981	SIZE ADJ	1.020
NET AREA	850	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	850		35.33	30,034
A	BAS	L	BASE AREA	850	1981	192.16	163,334
+	WDK	N	WOOD DECK	496		20.70	10,267
D	CAN	N	CANOPY	8		15.03	120

TOTAL RCN	203,755

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

EFF.YR/AGE	1990 / 32	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$144,700