Key: 4516

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.601

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LIDONNI OSVALDO **8 WRIGHT LN** **BUZZARDS BAY, MA 02532**	**23.1-145-0**	**8 WRIGHT LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LIDONNI OSVALDO	05/20/2013	O	126,000	27388-239
SILVA JOSE &	07/07/1995	QS	65,000	9743-17

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	%
16483	06/13/2016	6	FENCE		12/01/2016	TL	100	100
14786	09/19/2014	1	NEW CONSTRUC	105,500	12/31/2015	TL	100	100
13908	12/26/2013	4	DETACH.STRUC	4,500	01/30/2015	DB	100	100
970238	05/16/1997	3	ALT/RENO	2,000	04/15/1998	JS	100	100
910505	10/21/1991	3	ALT/RENO	5,000	03/01/1992	HS	100	100

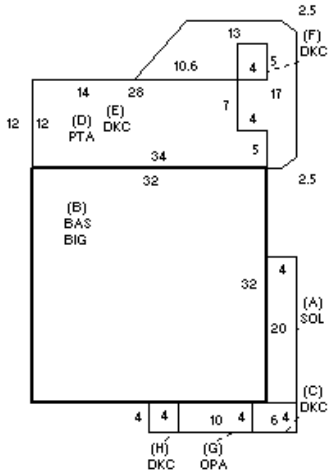
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000	5 1.00	100 1.00	100 1.00	341,765	4.35	A 1.00	BGD 1.45			238,680

TOTAL	7,013 SF
ZONING	1
FRNT	70
Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

NOTE: view=marina&train bridge = land value change (best view on Wright);water & electricity run to shed; sink & x-faucet in heated garage; remote sky lt; Harvey windows; tiled baths&entry; central vac; custom kitch cabinets; dkc w/steel cables

ASSESSED	CURRENT	PREVIOUS
LAND	238,700	211,200
BUILDING	392,400	351,000
DETACHED	7,200	6,900
OTHER	0	0
TOTAL	**638,300**	**569,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S 3.00	10 0.90	12 X 14	2013	168	47.84	7,200

PHOTO 01/13/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/5/2015	TL
LIST	8/26/2022	EST
REVIEW	8/26/2022	RP

YEAR BLT	2014	SIZE ADJ	1.015
NET AREA	1,024	DETAIL ADJ	1.000
$NLA(RCN)	$403	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	13	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	15	VINYL 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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	SOL	N	SOLARIUM	80		136.62	10,929
B	BIG	N	BUILT-IN GARAGE	1,024		87.28	89,371
B	BAS	L	BASE AREA	1,024	2014	239.37	245,112
+	DKC	N	DECK-COMPOSITE	416		78.29	32,570
D	PTA	N	PATIO	577		16.96	9,783
G	OPA	N	OPEN PORCH	40		101.59	4,064
	FIX	O	XTRA FIXTURES	8		2,655.49	21,244
	GFP	O	GAS FIREPLACE			0.00	

TOTAL RCN	413,073

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

EFF.YR/AGE	2014 / 8
COND	5 5 %
FUNC	0 uc
ECON	0
DEPR	5 % GD 95
RCNLD	$392,400