

Key: 4546

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.631

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| GOODELL JESSICA L<br>1 WILSON AVENUE<br>BOURNE, MA 02532 |  |  |  | 23.2-25-0  |    |            |              | 1 WILSON AVE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| GOODELL JESSICA L  |  |  |  | 10/20/2017 | QS | 235,000    | 30842-51     |              |  |  |  |
| BEAUPRE JANET  |  |  |  | 06/14/2013 | S  | 157,500    | 27463-22     |              |  |  |  |
| WELLS FARGO BANK NA                                      |  |  |  | 02/22/2012 | L  | 164,108    | 26096-34     |              |  |  |  |

| CLASS  | CLASS%     | DESCRIPTION   |          | BN ID  | BN   | CARD   |     |
|--------|------------|---------------|----------|--------|------|--------|-----|
| 1010   | 100        | SINGLE FAMILY |          |        | 1    | 1 of 1 |     |
| PMT NO | PMT DT     | TY            | DESC     | AMOUNT | INSP | BY     | %   |
| 14046  | 01/29/2014 | 3             | ALT/RENO |        |      |        | 100 |
| 13843  | 11/26/2013 | 3             | ALT/RENO | 9,232  |      |        | 100 |
| 12801  | 11/07/2012 | 3             | ALT/RENO | 2,800  |      |        | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 6,950    | 4    | 1.00  | 100     | 1.00     | 100 | 1.00 | 235,700 | 4.38 | A          | 1.00      | R02 | 1.00 |  |  | 164,530 |

| TOTAL   | 6,970 SF | ZONING | 1            | FRNT           | 66             | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | BBAY     | NOTE   | LAND         | 164,500        | 116,500        |          |         |          |
| Infl1   | AVG      |        | BUILDING     | 219,600        | 194,400        |          |         |          |
| N_Index | AVG      |        | DETACHED     | 13,500         | 12,900         |          |         |          |
|         |          |        | OTHER        | 0              | 0              |          |         |          |
|         |          |        | <b>TOTAL</b> | <b>397,600</b> | <b>323,800</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |        |
|-----|------|------|----------|---------|-------|-----------|-------|--------|
| DGF | +    | 1.10 | 10 0.90  | 16 X 21 |       | 336       | 44.66 | 13,500 |

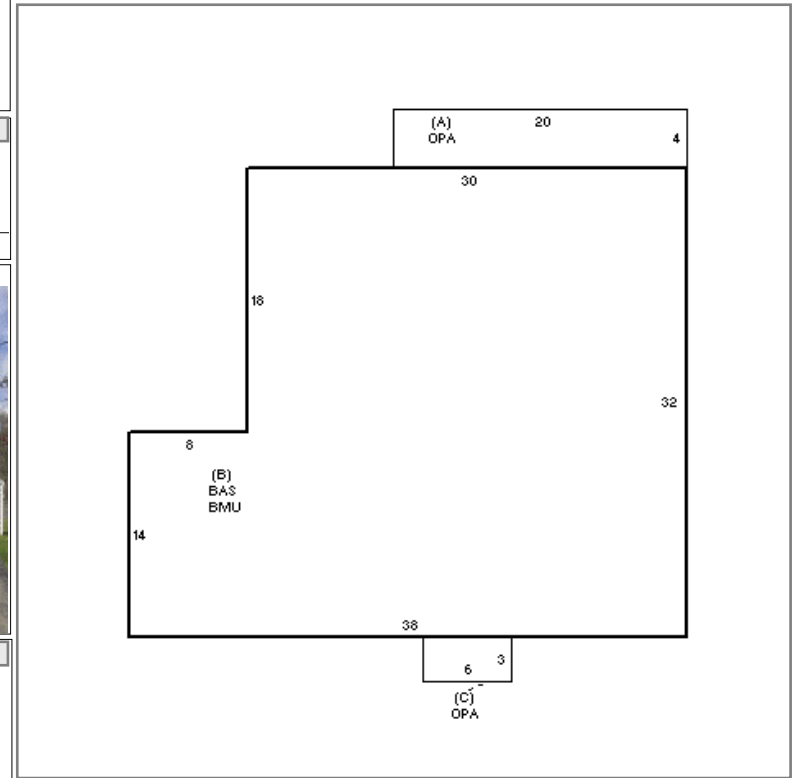


| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 6/7/2017 | TL  |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/7/2017 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  |          |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

| YEAR BLT   | 1948  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,085 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | +   | OPA | N             | OPEN PORCH      | 98    |      | 72.22     | 7,077   |
| \$NLA(RCN) | \$247 | OVERALL    | 0.990 | EXT COVER       | 4  | VINYL          | 1.00 | B   | BMU | N             | BSMT UNFINISHED | 1,072 |      | 36.64     | 39,280  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B   | BAS | L             | BASE AREA       | 1,072 | 1948 | 192.90    | 206,786 |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | BAY | L   | BAYWINDOW     | 13              | 1948  |      | 181.95    | 2,365   |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.02 | F11 | O   | FPL 1S 1OP    | 1               |       |      | 8,056.90  | 8,057   |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | FIX | O   | XTRA FIXTURES | 2               |       |      | 2,139.85  | 4,280   |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |     |     |               |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |     |     |               |                 |       |      |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |     |     |               |                 |       |      |           |         |

| TOTAL RCN | 267,845 | CONDITION ELEM | CD |
|-----------|---------|----------------|----|
| EXTERIOR  |         |                | G  |
| INTERIOR  |         |                | A  |
| KITCHEN   |         |                | A  |
| BATHS     |         |                | A  |
| HEAT      |         |                | U  |
| ELECT     |         |                | A  |



| EFF.YR/AGE | 2001 / 21  |
|------------|------------|
| COND       | 18 18 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 18 % GD 82 |
| RCNLD      | \$219,600  |