

Key: 4547

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.632

LEGAL

LAND

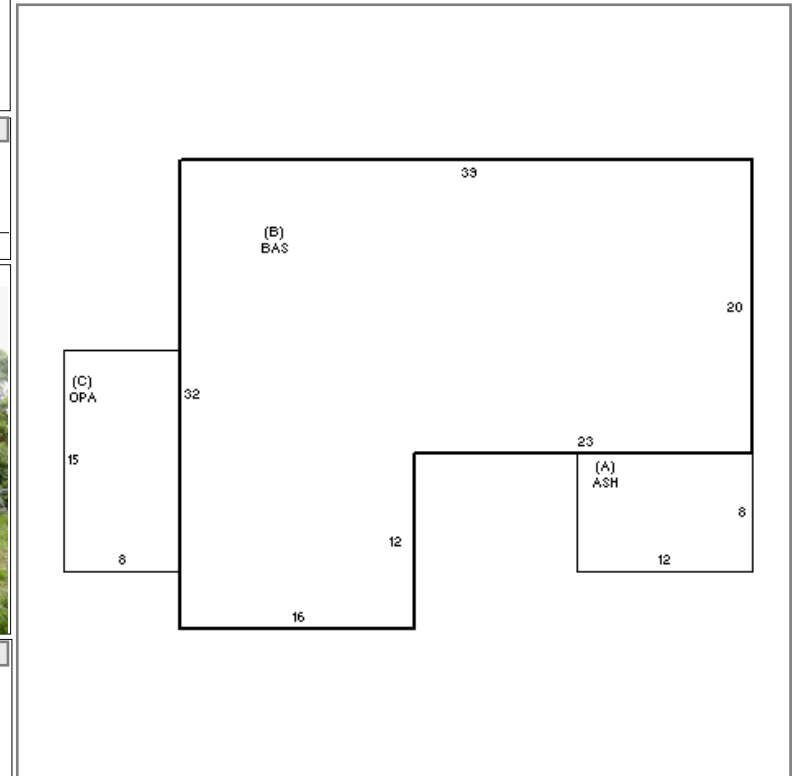
CURRENT OWNER				PARCEL ID				LOCATION			
SOUSA PAUL G PO BOX 125 HUDSON, MA 01749				23.2-27-0				28 WILSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SOUSA PAUL G				09/30/2009	O	73,500	24066-5				
BAKER BEATRICE				05/17/1979	F		2919-99				
BAKER BEATRICE				03/24/1970	F		1466-756				

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	%
950206	05/04/1995	3	ALT/RENO	850	07/22/1996	JS	100	100
940510	10/21/1994	3	ALT/RENO	1,200	02/23/1995	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,083 4	1.00	100	1.00	100	1.00	235,700	4.30	A	1.00	R02 1.00	164,740

TOTAL	7,100 SF	ZONING	1	FRNT	84	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	164,700	116,600			
Infl1	AVG		BUILDING	107,400	95,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	272,100	211,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	9/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1941	SIZE ADJ	1.020
NET AREA	972	DETAIL ADJ	1.000
\$NLA(RCN)	\$149	OVERALL	0.680
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	3	FOUN. WALL	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	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	96		16.54	1,588
B	BAS	L	BASE AREA	972	1941	137.54	133,693
C	OPA	N	OPEN PORCH	120		47.59	5,711
	CPC	O	CAPE CELLAR	1		2,619.00	2,619
	FIX	O	XTRA FIXTURES	1		1,477.40	1,477

TOTAL RCN	145,089
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$107,400