

Key: 4553

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.638

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MORSE LAURIE C/O MCLAUGHLIN RYAN 16 DIANDY RD SAGAMORE BEACH, MA 02562				23.2-33-0				24 WALLACE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCLAUGHLIN RYAN				08/11/2023	QS	465,000	35934-61				
MORSE LAURIE				12/15/2006	S	259,400	21612-280				
WACHOVIA BANK NA				12/11/2006	L	267,386	21594-292				

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	%
20248	03/19/2020	3	ALT/RENO	9,200			100	100
930041	02/03/1993	2	ADDITIONS	22,000	03/24/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	4	1.00	100	1.00	235,700	2.87	A	1.00	R02	1.00	170,880

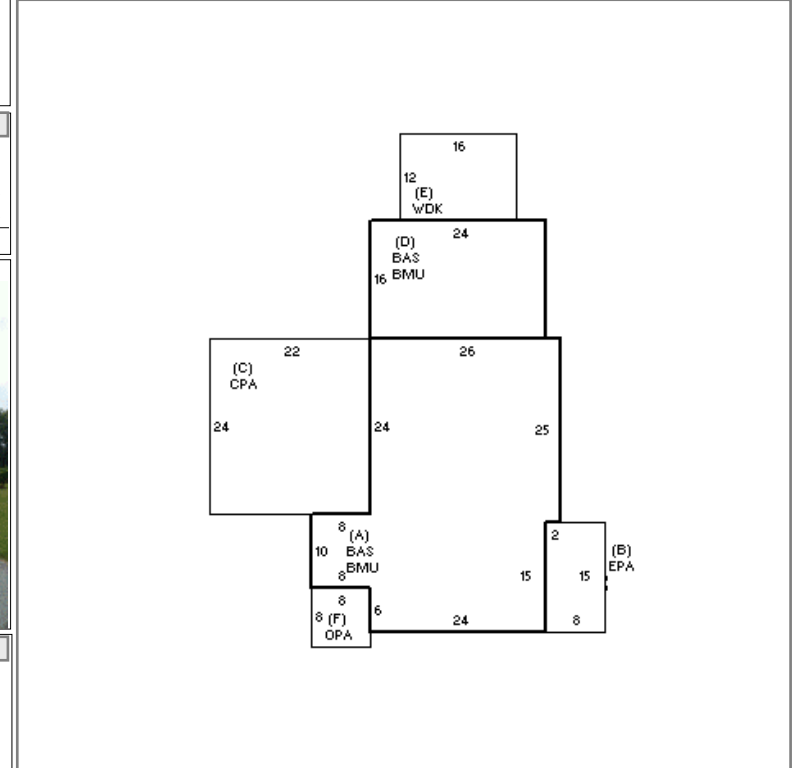
TOTAL	11,021 SF	ZONING	1	FRNT	112	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Abutts bypass				LAND	170,900	121,000
Infl1	AVG		BUILDING	277,500	245,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	448,400	366,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/21/2022	SL
MODEL	1		RESIDENTIAL	LIST	9/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/21/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	360,378
NET AREA	1,474	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,474		32.10	47,317		
\$NLA(RCN)	\$244	OVERALL	0.990	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,090	1960	184.34	200,935		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	120		82.67	9,920		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CPA	N	CAR PORT	528		9.97	5,263		
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	384	1993	184.34	70,788		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	192		35.15	6,749		
				HEATING/COOLING	2	HOT WATER	1.02	F	OPA	N	OPEN PORCH	64		77.01	4,929		
				FUEL SOURCE	1	OIL	1.00	F	F11	O	FPL 1S 1OP	1		8,056.90	8,057		
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,140.00	6,420		



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

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

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$277,500
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