

Key: 4604

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.691

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DOWNES LARRY & JOHN ZECHOWSKI 2 VINCENT DR POCASSET, MA 02559				23.2-84-0				5 WALLACE AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
DOWNES LARRY & DOWNES LARRY & JOAN M DOW				06/01/2016	F	1 29691-320		29163-136			
COSTA VICTOR				09/25/2015	QS	348,500		10320-86			
COSTA VICTOR				07/29/1996	QS	145,000		10320-86			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1110	100	APT - 4 TO 8 UNITS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-131	05/14/2021	3	ALT/RENO	4,500	06/27/2022	TL	100	100
03651	09/11/2003	3	ALT/RENO	17,185	05/10/2004	MJ	100	100
02511	08/05/2002	6	FENCE	2,800	08/18/2003	MJ	100	100
990644	10/27/1999	3	ALT/RENO	5,500	02/01/2000	EB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	4 APT	1.00	100	1.00	100	1.00	A	1.00	APG	1.40	206,080

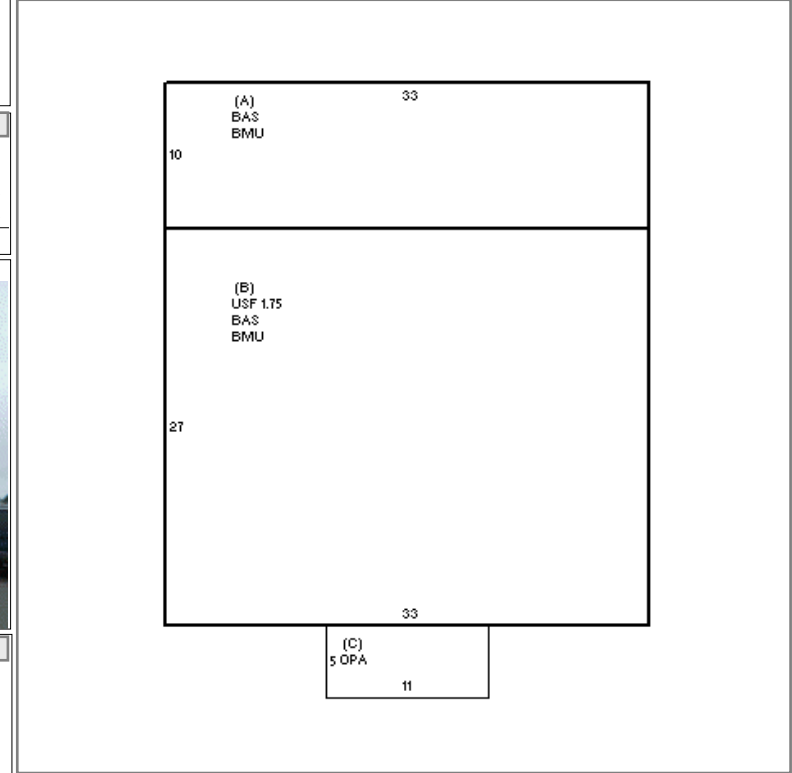
TOTAL	11,238 SF	ZONING		FRNT	80	ASSESSED	CURRENT	PREVIOUS
Nbhd	APTS	NOTE	LAND	206,100	315,000			
Infl1	AVG		BUILDING	323,900	139,200			
N_Index	AVG		DETACHED	2,400	2,300			
			OTHER	0	0			
			TOTAL	532,400	456,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
C05	A	1.00	10 0.90	2003	288	9.10	2,400
SHF	A	1.00	20 0.80			0.00	
			8 X 12				



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/27/2022	TL
MODEL	1		RESIDENTIAL	LIST	6/27/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.000
NET AREA	2,780	DETAIL ADJ	1.000
\$NLA(RCN)	\$153	OVERALL	0.980

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	13	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	20	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	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
+	BMU	N	BSMT UNFINISHED	1,221		31.31	38,227
+	BAS	L	BASE AREA	1,221	1945	184.22	224,936
B	USF	L	UPPER STORY FIN	1,559	1945	101.89	158,844
C	OPA	N	OPEN PORCH	55		75.10	4,131

TOTAL RCN	426,137
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$323,900