Key: 4611

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,698

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
12 WALLACE AVE LLC **12 WALLACE AVE** **BUZZARDS BAY, MA 02532**	**23.2-91-0**	**12 WALLACE AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
12 WALLACE AVE LLC	02/24/2021	A	295,000	33822-107
BAKER KENNETH W &	09/21/1973	QS		1937-241

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3250	**100**	**SM RETAIL/SERV STORE**	**6**	**1**	**1 of 1**

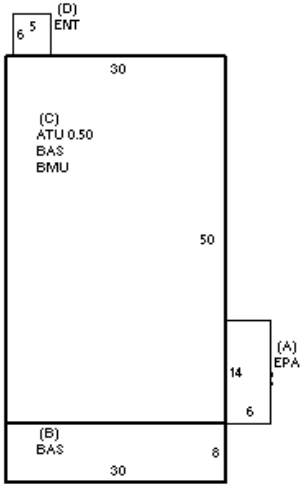
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09008	01/06/2009	3	ALT/RENO	8,000	05/13/2014	JB	0	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	7,800	C-4 1.00	100 1.00	100 1.00	387,175	2.44	A 1.00	65 0.85			169,320

TOTAL	7,797 SF	ZONING		FRNT	60
Nbhd	BUZZARDS BAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	169,300	162,800
BUILDING	253,700	243,900
DETACHED	0	0
OTHER	0	0
TOTAL	**423,000**	**406,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/13/2014

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	31	2.25	STORE(SM.RETAIL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/31/2014	JB
LIST	3/31/2014	JB
REVIEW	3/31/2014	JB

YEAR BLT	1850	SIZE ADJ	1.000
NET AREA	1,740	DETAIL ADJ	2.225
$NLA(RCN)	$205	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCL PORCH	84		32.35	2,717
+	BAS	L	BASE AREA	1,740	1850	178.85	311,199
C	BMU	N	BSMT UNF	1,500		18.40	27,600
C	ATU	N	ATTIC UNF	750		19.90	14,925
D	ENT	N	ENCL ENTRY	30		29.40	882

TOTAL RCN 357,323

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
CDN/APP	

EFF.YR/AGE 1985 / 37

COND	29	29 %	
FUNC	0		
ECON	0		
DEPR	29	% GD	71

RCNLD $253,700