Key: 4612

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,699

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COOL ANNIE HART PO BOX 825 W FALMOUTH, MA 02574	23.2-92-1	6 WALLACE AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COOL ANNIE HART	08/09/2019	QS	149,000	32213-172
ABBATE WILLIAM D	11/25/2014	QS	60,000	28532-218
DENT NOEL	06/06/2014	F		28187-245+6

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1020	100	CONDOMINIUM		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18030	01/10/2018	15	INSULATE/WEA	1,918	06/14/2018	BC	100	100
17894	10/30/2017	9	DECK	5,500	05/03/2019	RP	100	100
17894	10/30/2017	3	ALT/RENO	5,500	05/03/2019	RP	100	100
17674	08/24/2017	9	DECK	1,650	05/03/2019	RP	100	100
16115	02/18/2016	4	DETACH.STRUC	800	05/03/2019	RP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

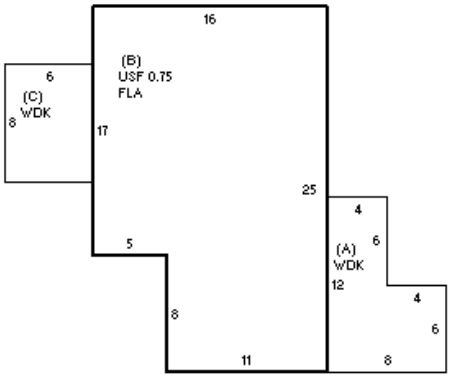
TOTAL	10,019 SF	ZONING		FRNT	0
Nbhd		NOTE	condo doc plan bk 439 pg 65		
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	167,000	147,800
DETACHED	1,500	1,400
OTHER	0	0
TOTAL	**168,500**	**149,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90		2016	100	16.90	1,500

PHOTO 10/03/2011



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	10		RES CONDO
STYLE	3	1.50	FLAT [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/3/2019	RP
LIST	5/3/2019	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.000
NET AREA	630	DETAIL ADJ	1.000
$NLA(RCN)	$308	OVERALL	1.670

CAPACITY	UNITS	ADJ
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
HALFBATHS	0	1.00
FIREPLACES	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	14	WALLACE AVE	0.87
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	5	MULTI FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	2	HOT WATER	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	11	NON EXCLU	1.00
NET ADJ(%GOOD)	130	130 %RG	1.30

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOODDECK	120		30.06	3,607
B	FLA	L	LIVING AREA	360	1900	392.78	141,402
B	USF	L	UPPER STORY FIN	270	1900	145.46	39,273
	BTH	N	BATHROOM	1		9,886.40	9,886

TOTAL RCN	194,169

CONDITION ELEM	CD
INTERIOR	G
KITCHEN	G
BATHS	G
EXTERIOR	A

EFF.YR/AGE	1977 / 45		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD			$167,000