

Key: 4633

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.723

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WYNN FRANCIS JR & AUDREY WYNN 17 HARRISON AVENUE BUZZARDS BAY, MA 02532				23.2-109-0				17 HARRISON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WYNN FRANCIS JR & TOWN OF BOURNE				05/23/2019	H		TBD-N/A				
WYNN FRANCIS JR &				04/28/2017	H		30483-102				
				10/06/2004	A	100	19108-309				

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	%
08593	10/27/2008	9	DECK		06/16/2009		100	100
08016	01/11/2008	1	NEW CONSTRUC	150,000	06/27/2008	DB	100	100
08005	01/07/2008	1	NEW CONSTRUC	10,000	06/27/2008	DB	100	100
07485	08/13/2007	5	DEMOLITIONS	5,000	06/27/2008	DB	100	100
07170	04/11/2007	4	DETACH.STRUC	9,000	06/27/2008	DB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	12,870	4	1.00	100	1.00	100	1.00	235,700	2.50	A	1.00	R02	1.00				173,820

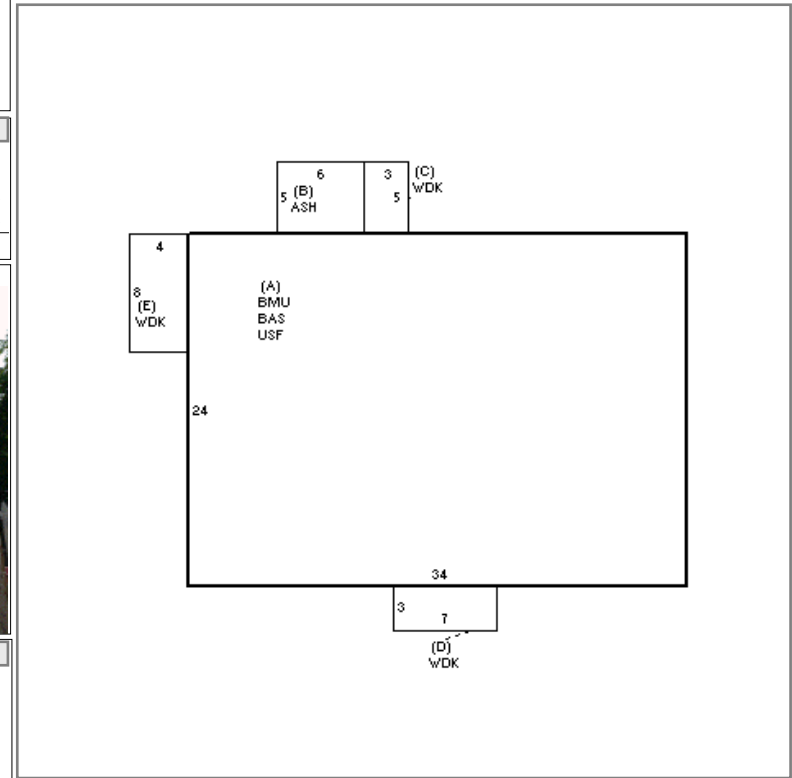
TOTAL	12,850 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N 3/19- tax taking by Town of Bourne (see pk document tab); 05/19- returned to tax roll for fy20 per asst collector				LAND	173,800	123,100
Infl1	AVG	T Town of Bourne (5/24/19 BC)				BUILDING	275,000	246,000
N_Index	AVG	E				DETACHED	9,600	9,200
						OTHER	0	0
						TOTAL	458,400	378,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 20X24		480	38.49	9,200
SHF	A	1.00	50 0.50 0		42	17.61	400
SHF	L	0.90	A 0.75 8X10			0.00	
SHF	L	0.90	A 0.75 8X10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/14/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2008	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,632	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	USF	L	UPPER STORY FIN	816	2008	110.90	90,496
\$NLA(RCN)	\$187	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	816	2008	204.29	166,703
				ROOF SHAPE	1	GABLE	1.00	A	BMU	N	BSMT UNFINISHED	816		37.57	30,654
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ASH	N	ATT SHED	30		25.62	769
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	68		55.28	3,759
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	6		2,193.98	13,164
				HEATING/COOLING	1	FORCED AIR	1.00								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	305,544
STORIES	2	1.00	CONDITION ELEM	CD
ROOMS	4	1.00	EXTERIOR	A
BEDROOMS	3	1.00	INTERIOR	A
BATHROOMS	2	1.00	KITCHEN	A
FIXTURES	11	1.00	BATHS	A
GARAGE CAPACITY	0	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	A
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$275,000