

Key: 4905

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.029

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALSH CLEMENT E & GLORIA J C WALSH 43 COUNTY RD BOURNE, MA 02532				24.0-36-0				43 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WALSH CLEMENT E & WALSH GLORIA J				01/27/1999	X XX			12019-224 02380-0104			

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,000 6		1.00 100	1.00 100	212,130	1.24	A	1.00 R03	0.90		180,630

TOTAL	30,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	180,600	168,700			
Infl1	AVG		BUILDING	345,200	295,400			
N_Index	AVG		DETACHED	5,600	7,200			
			OTHER	0	0			
TOTAL				531,400	471,300			

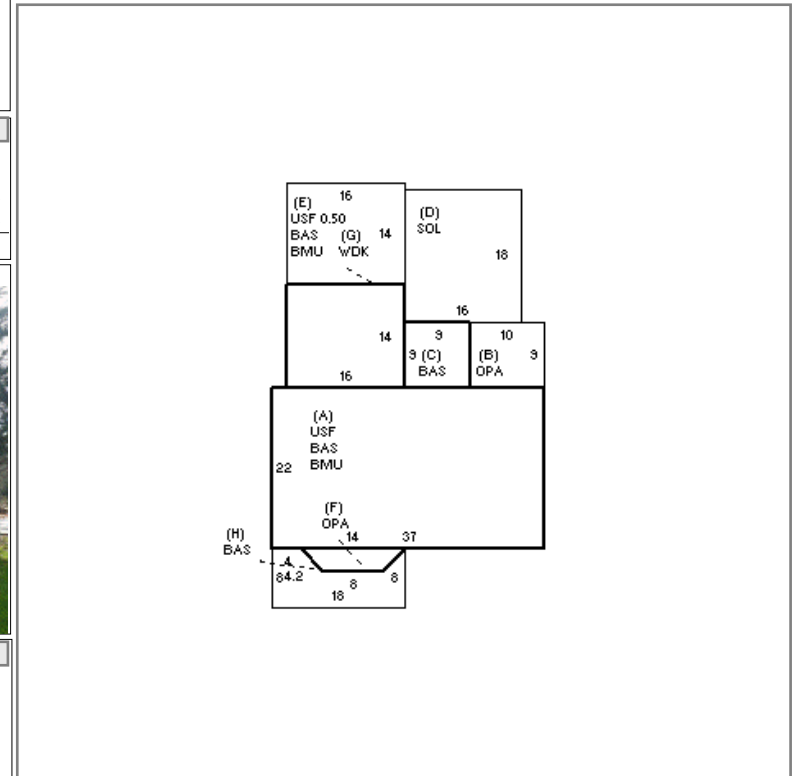
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50	0.50 12X20		240	46.93	5,600
SHF	A	1.00 50	0.50 6X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/7/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/23/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,038		39.21	40,703
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	814	1930	115.76	94,230
ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	201		63.29	12,720
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	305	2002	206.43	62,962
FLOOR COVER	1	HARDWOOD	1.02	D	SOL	N	SOLARIUM	288		92.74	26,709
INT. FINISH	1	PLASTER	1.00	E	USF	L	UPPER STORY FIN	112	2014	115.76	12,966
HEATING/COOLING	9	WARM-COOL AIR	1.03	G	WDK	N	WOOD DECK	224		27.85	6,238
FUEL SOURCE	1	OIL	1.00	+	BAS	L	BASE AREA	847	1930	206.43	174,847
USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,290.13	6,870
					MST	O	MAS/METAL STACK	1		4,291.70	4,292

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 %
14796	09/25/2014	3	ALT/RENO	18,000	11/07/2022	SL	100 100
01097	03/01/2001	2	ADDITIONS	125,000	10/30/2015	SW	100 100
		2	ADDITIONS		01/03/2002	TL	100 100



YEAR BLT	1930	SIZE ADJ	1.005
NET AREA	2,078	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	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	

TOTAL RCN	442,536
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$345,200