

Key: 571

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 571

LEGAL LAND

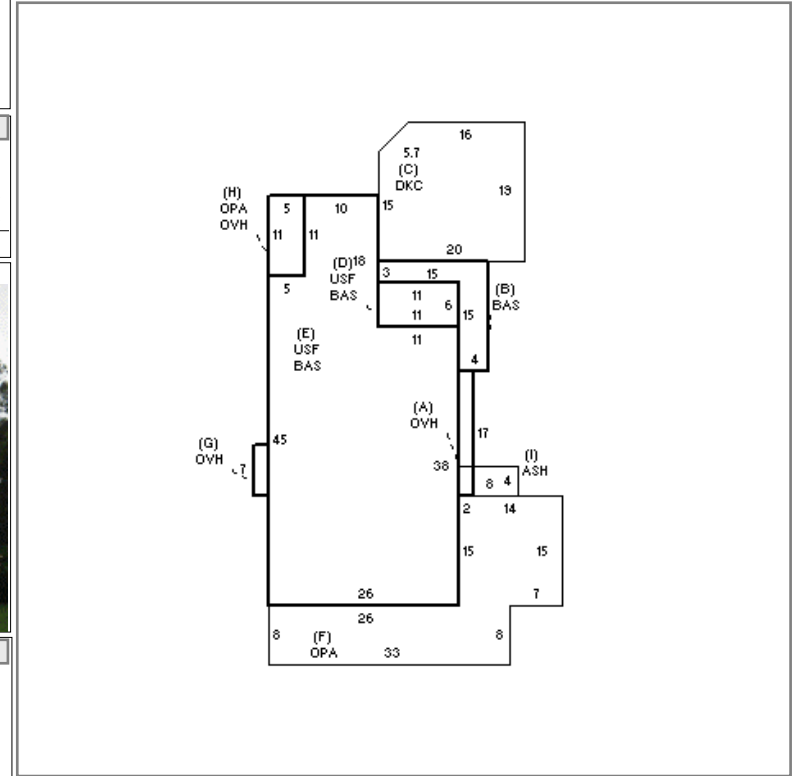
CURRENT OWNER				PARCEL ID				LOCATION								
DORAN GEORGE J JR ETUX NANCY P DORAN 19 WADSWORTH LANE UNIT 303 WAYLAND, MA 01778				4.1-175-0				10 HAWES RD								
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)								
DORAN GEORGE J JR ETUX				04/26/2011	F	100		25404-346								
DORAN NANCY P				07/21/1999	X			12421-158								
PARRY MARGUERITE L				04/30/1988	XX			6245-130								
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	9,800	1	1.00	100	1.00	100	1.00	848,520	3.19	A	1.00	BVG	3.60		608,410

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 %
18455	05/23/2018	3	ALT/RENO	45,000			100 100
12811	11/14/2012	9	DECK	35,000	08/27/2013	TL	100 100
05164	03/21/2005	3	ALT/RENO	2,500	08/23/2007	DB	100 100
980740	12/17/1998	9	DECK	2,600	08/27/1999	MWS	100 100
940211	05/12/1994	3	ALT/RENO	700	03/27/1995	JS	100 100

TOTAL	9,801 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE		LAND	608,400	538,500		
Infl1	AVG		BUILDING	426,800	377,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	1,035,200	916,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2021	NMP
MODEL	1		RESIDENTIAL	LIST	8/27/2013	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/28/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1907	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	520,541	
NET AREA	2,734	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OVH	L	OVERHANG	103	1907	193.96	19,977	CONDITION ELEM CD		
\$NLA(RCN)	\$190	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,362	1907	201.33	274,209	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	DKC	N	DECK-COMPOSITE		67.25	25,015	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,269	1907	111.35	141,302	KITCHEN	G		
ROOMS	10	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	529		63.03	33,343	BATHS	A		
BEDROOMS	6	1.00	INT. FINISH	1	PLASTER	1.00	I	ASH	N	ATT SHED	32		26.64	853	HEAT	A		
BATHROOMS	3	1.00	HEATING/COOLING	5	ELECTRIC BB	0.98	F22	O	FPL 2S 2OP	1		9,875.70	9,876	ELECT	A			
FIXTURES	12	1.00	FUEL SOURCE	3	ELECTRIC	1.00	FIX	O	XTRA FIXTURES	7		2,280.77	15,965					
GARAGE CAPACITY	0	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	0	1.00																
# OF UNITS	1	1.00																
																	EFF.YR/AGE	2001 / 21
																	COND	18 18 %
																	FUNC	0
																	ECON	0
																	DEPR	18 % GD 82
																	RCNLD	\$426,800