

Key: 6347

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.502

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--------------------------------------|--|--|--|--|--|--|--|------------------|---|------------|--------------|--|
| NOLAN LEONARD F & ARLENE J NOLAN | | | | 30.4-18-0 | | | | 11 WORCESTER AVE | | | | |
| 11 WOOD LANE WINCHESTER, MA 01890 | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| | | | | NOLAN LEONARD F & WELCH ALBERT J III TRS | | | | 12/21/2021 | F | 1 | 34771-60 | |
| | | | | | | | | 12/20/2021 | F | 1 | 34765-7 | |
| | | | | | | | | 08/13/2007 | F | 1 | 22258-90 | |

| 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 | % |
| | | | | | | | | |

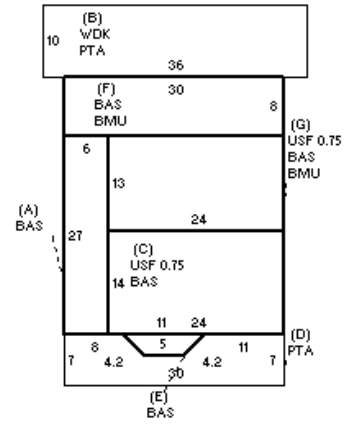
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-----|---|----------|------|-------|---------|----------|------|---------|------|----|------------|-----------|---------|
| 100 | S | 5,500 9 | 1.00 | 100 | 1.00 | 100 | 1.00 | 459,615 | 5.45 | A | 1.00 | BGD 1.95 | 316,400 |

| TOTAL | 5,489 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | MO BCH | NOTE | LAND | 316,400 | 308,700 | | | |
| Infl1 | AVG | | BUILDING | 313,800 | 277,700 | | | |
| N_Index | AVG | | DETACHED | 3,400 | 3,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 633,600 | 589,700 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------|----------|---------|-------|-----------|-------|
| PTD | L | 0.90 A | 0.75 | 10 X 55 | 550 | 3.17 | 1,300 |
| HTB | A | 1.00 A | 0.75 | | 1 | 2,826.30 | 2,100 |



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 2/9/2022 | RP |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 2/9/2022 | EST |
| STYLE | 9 | 1.20 | ANTIQUE [100%] | REVIEW | 2/9/2022 | EST |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

BUILDING

| YEAR BLT | 1900 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 412,884 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 1,560 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BAS | L | BASE AREA | 1,074 | 1900 | 258.55 | 277,678 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$265 | OVERALL | 1.270 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | PTA | N | PATIO | 546 | | 18.31 | 9,999 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | B | WDK | N | WOOD DECK | 360 | | 28.77 | 10,357 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | USF | L | UPPER STORY FIN | 486 | 1900 | 148.20 | 72,023 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | BMU | N | BSMT UNFINISHED | 552 | | 62.00 | 34,222 | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | FIX | O | XTRA FIXTURES | 3 | | | 2,868.30 | 8,605 | HEAT | A | | |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 |
| | | | | | | | | | | | | | | | | | | COND | 24 24 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 24 % GD 76 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$313,800 |