Key: 6524

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,684

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FENNESSY NOEL P TRS FENNESSY IRREV INCOME TRUST 17 W TAPLEY RD LYNNFIELD, MA 01940	30.4-209-0	27 WYMAN AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FENNESSY NOEL P TRS	12/14/2022	F	1	35540-288
FENNESSY JAMES N TR OF	03/11/2008	F	1	22743-165
FENNESSY JAMES N &		XX		02580-0240

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	%
B-23-23	02/16/2023	3	ALT/RENO	30,000			0	0
171000	12/05/2017	3	ALT/RENO	13,786			100	100
16955	11/01/2016	3	ALT/RENO	8,065			100	100
03159	03/31/2003	3	ALT/RENO	4,500	06/22/2004	TL	100	100

LAND

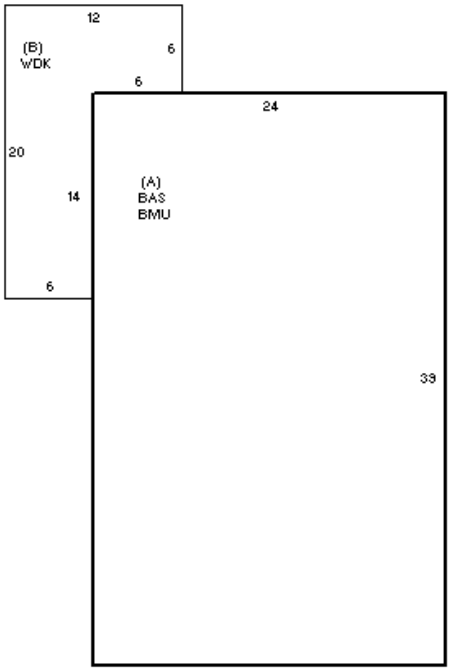
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,800	9 1.00	100 1.00	100 1.00	294,625	6.20	A 1.00	BA+ 1.25			201,450

TOTAL	4,792 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	201,500	178,300
BUILDING	188,400	166,700
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**391,800**	**346,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	G 0.80	9 X 16		144	16.42	1,900

PHOTO 03/03/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/3/2022	RP
LIST	3/3/2022	EST
REVIEW	3/3/2022	RP

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	936	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		36.82	34,466
A	BAS	L	BASE AREA	936	1920	200.25	187,432
B	WDK	N	WOOD DECK	156		35.32	5,510
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	235,504

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$188,400