Key: 698

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 698

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WALL MICHAEL S & RENEE R VISCONTI PO BOX 383 BUZZARDS BAY, MA 02532-0383	4.3-108-0	5 DRIFTWOOD LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WALL MICHAEL S &	08/14/1990	A	130,000	993-22

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

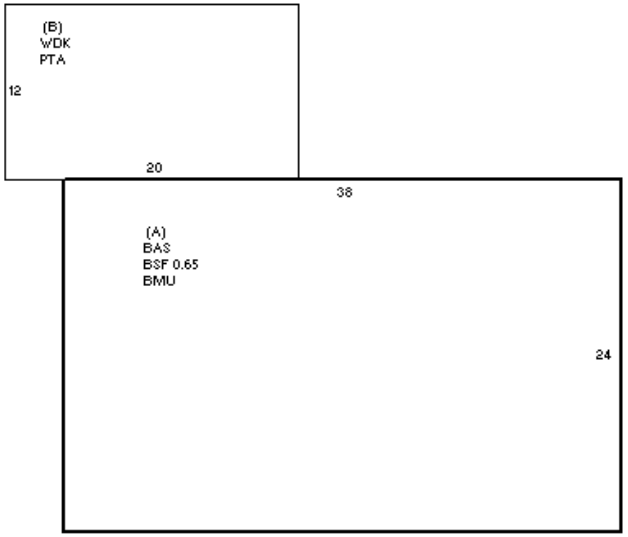
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
920569	11/04/1992	4	DETACH.STRUC	5,000	08/04/1994	DMB	100	100
910403	09/12/1991	6	FENCE	250	02/09/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,100	1 1.00	100 1.00	100 1.00	235,700	2.46	A 1.00	R03 1.00			174,180

TOTAL	13,112 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	174,200	154,200
BUILDING	175,600	155,400
DETACHED	19,000	18,100
OTHER	0	0
TOTAL	**368,800**	**327,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	24 X 28	1992	672	35.32	17,800
SHF	A 1.00	50 0.50	6 X 24		144	16.42	1,200

PHOTO 07/10/2008

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	7/14/2021	NMP
LIST	6/19/2020	EST
REVIEW	6/19/2020	RP

YEAR BLT	1970	SIZE ADJ	1.020
NET AREA	912	DETAIL ADJ	1.000
$NLA(RCN)	$253	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	912		35.33	32,225
A	BSF	N	BSMT SEMI-FIN	593		17.82	10,565
A	BAS	L	BASE AREA	912	1970	192.16	175,248
B	PTA	N	PATIO	240		13.17	3,162
B	WDK	N	WOOD DECK	240		25.10	6,023
	MST	O	MAS/METAL STACK	1		3,867.30	3,867

TOTAL RCN	231,090

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$175,600