

Key: 7510

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.666

LEGAL

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION      |  |  |  |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| WOLFSEN LISA M<br>PO BOX 599<br>MONUMENT BEACH, MA 02553 |  |  |  | 35.1-111-0 |    |            |              | 26 HOWARD AVE |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |               |  |  |  |
| WOLFSEN LISA M   |  |  |  | 04/15/2016 | QS | 296,000    | 29582-87     |               |  |  |  |
| DIXON JOHN C &   |  |  |  | 10/22/1982 | QS | 52,000     | 3588-263     |               |  |  |  |

| 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    | %   |
| 19111  | 02/19/2019 | 14            | SOLAR        | 6,600  |            |    | 100    | 100 |
| 15162  |            | 3             | ALT/RENO     | 10,000 | 05/08/2018 | TL | 100    | 100 |
| 14172  | 03/24/2014 | 15            | INSULATE/WEA | 3,000  | 07/03/2014 |    | 100    | 100 |
| 900491 | 09/17/1990 | 9             | DECK         | 1,200  | 11/18/1991 | HS | 100    | 100 |

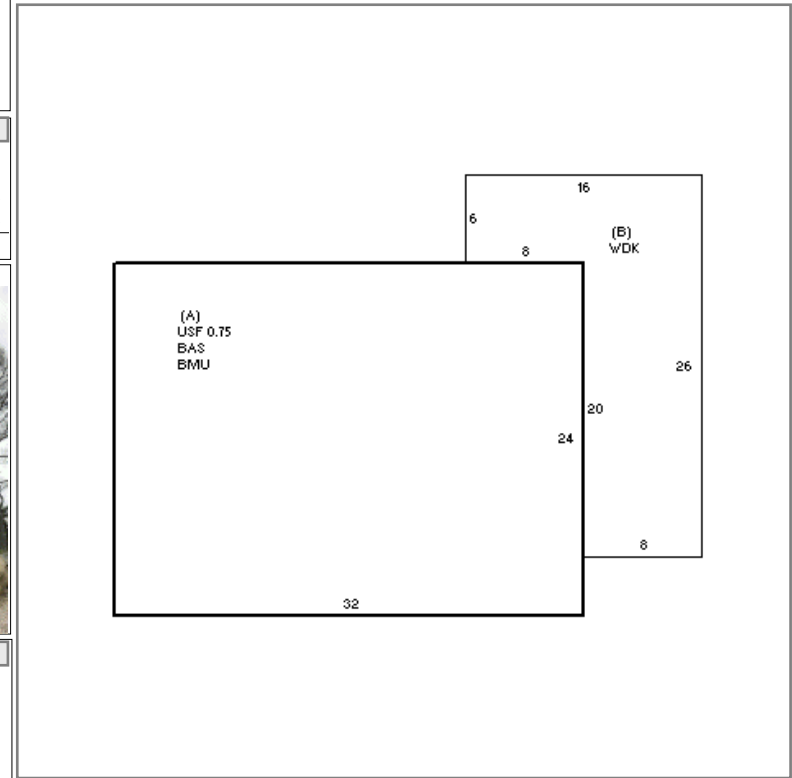
LAND

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index  | ADJ BASE | SAF  | Topo | Lpi  | VC       | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 14,065 9 |      | 1.00  | 100 1.00 | 247,485  | 2.31 | A    | 1.00 | R05 1.05 |            | 184,480   |

|         |           |        |          |         |         |          |         |          |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL   | 14,070 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
| Nbhd    | MO BCH    | NOTE   | LAND     | 184,500 | 163,300 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 267,000 | 236,300 |          |         |          |
| N_Index | AVG       |        | DETACHED | 0       | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 451,500 | 399,600 |          |         |          |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO      |
|----|------|------|----------|----|-------|-----------|-------|------------|
|    |      |      |          |    |       |           |       | 05/08/2018 |

BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 5/8/2018 | TL  |
|----------|----|------|-------------------|---------|----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 5/8/2018 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  |          |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |          |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |     |

G

| YEAR BLT   | 1978  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 293,416 |            |           |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|-----------|
| NET AREA   | 1,344 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768   |      | 49.99     | 38,394  | CONDITION ELEM | CD      |            |           |
| \$NLA(RCN) | \$218 | OVERALL    | 1.070 | EXT COVER       | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 768   | 1978 | 224.02    | 172,050 | EXTERIOR       | A       |            |           |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 576   | 1978 | 119.50    | 68,833  | INTERIOR       | G       |            |           |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | WDK | N | WOOD DECK       | 256   |      | 28.13     | 7,201   | KITCHEN        | G       |            |           |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,312.93  | 6,939   | BATHS          | G       |            |           |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         | HEAT           | U       |            |           |
|            |       |            |       | HEATING/COOLING | 1  | FORCED AIR     | 1.00 |   |     |   |                 |       |      |           |         | ELECT          | U       |            |           |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |           |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |            |           |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | EFF.YR/AGE | 2010 / 12 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | COND       | 9 9 %     |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | FUNC       | 0         |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | ECON       | 0         |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | DEPR       | 9 % GD 91 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         |                |         | RCNLD      | \$267,000 |