

Key: 7805

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.964

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WRIGHT WILLIAM S JR ETAL TRS				38.0-23-0				350 BARLOWS LANDING RD			
WILLIAM S WRIGHT JR LIVING TR				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
PO BOX 358				WRIGHT WILLIAM S JR ETAL				09/16/2015 F 1 29142-227			
POCASSET, MA 02559				WRIGHT WILLIAM S JR				08/26/1999 F 12501-102			
				WRIGHT WILLIAM S SR				01/17/1996 F 10016-248/9			

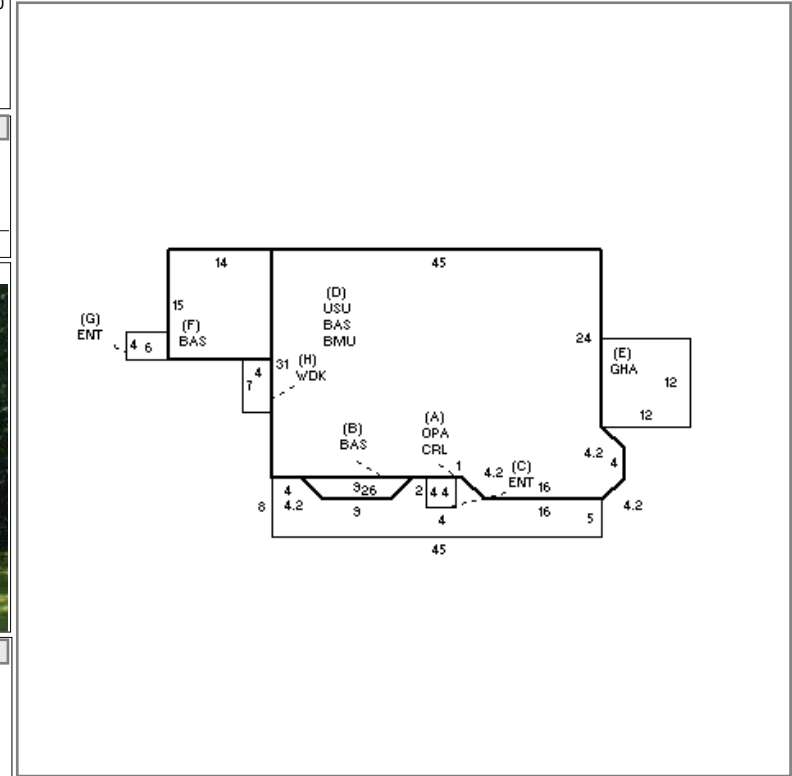
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD
1090	100	MULTIPLE DWELLING					1	1 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R06	1.05		227,210
300	A	3,322	11	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R06	1.05		56,860

TOTAL	4.240 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE	FY12 - RMVD 200 LAND CODE			LAND	284,100	251,300
Infl1	AVG			BUILDING	387,000	397,000			
N_Index	AVG			DETACHED	8,800	13,000			
							OTHER	131,800	139,100
							TOTAL	811,700	800,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	15X15	225	46.93	5,300
SHF	A	1.00	50 0.50	25X20	500	14.04	3,500

PHOTO 08/28/2023



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2023	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/26/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,715	DETAIL ADJ	1.000
\$NLA(RCN)	\$297	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	256		37.42	9,580
EXT COVER	1	WOOD SHINGLE	1.02	A	OPA	N	OPEN PORCH	256		64.28	16,457
ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	1,505	1900	193.47	291,166
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ENT	N	ENCLOSED ENTRY	16		124.73	1,996
FLOOR COVER	1	HARDWOOD	1.02	D	BMU	N	BSMT UNFINISHED	1,469		34.90	51,261
INT. FINISH	1	PLASTER	1.00	D	USU	N	UPPER STORY UNF	1,469		48.34	71,014
HEATING/COOLING	4	STEAM	0.99	E	GHA	N	ATT GREENHOUSE	144		38.56	5,552
FUEL SOURCE	1	OIL	1.00	F	BAS	L	BASE AREA	210	1900	193.46	40,628
USE	0		1.00	G	ENT	N	ENCLOSED ENTRY	24		124.75	2,994
				H	WDK	N	WOOD DECK	28		69.25	1,939
				F21	O		FPL 2S 1OP	1		9,622.20	9,622
				FIX	O		XTRA FIXTURES	3		2,326.27	6,979

TOTAL RCN	509,187	
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	\$387,000	

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BUILDING

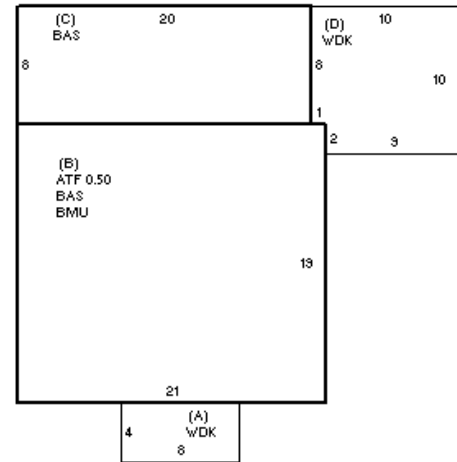
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	131,800	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2023	SL
MODEL	1		RESIDENTIAL	LIST	7/26/2023	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/26/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	173,363		
NET AREA	559	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	130		41.92	5,449	CONDITION ELEM	CD		
\$NLA(RCN)	\$310	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	399		65.12	25,982	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	ATF	N	ATTIC FINISH	200		65.85	13,171	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	559	1920	230.34	128,761	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	1	PLASTER	1.00									HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$131,800