

Key: 7825

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.985

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NOLAN STEPHEN J & CHRISTINE NOLAN 5 ROSEBUD LANE WESTFORD, MA 01886				38.1-7-0				9 WEETAMOE RD			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				NOLAN STEPHEN J & KENT CHRISTOPHER T & JARE KENT STEPHEN P &				05/03/2021	QS	675,000	34072-25
				10/25/2019	A	400,000	32412-95				
				07/16/1985	A	80,000	4625-250				

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	%
EXB-22-448	07/20/2022	15	INSULATE/WEA	2,000				
		3	ALT/RENO		03/22/2022	RP	100	100
09564	11/05/2009	9	DECK	2,000	02/25/2015		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,036	11	1.00	100	1.00	100	1.00	589,250	5.93	A	1.00	BA+	2.50			403,820

TOTAL	5,053 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	403,800	314,500			
Infl1	AVG		BUILDING	366,800	324,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	770,600	639,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/22/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/22/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1924	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,650	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	330		39.24	12,948
\$NLA(RCN)	\$253	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	990	1924	227.13	224,854
				ROOF SHAPE	2	HIP	1.02	+	BMU	N	BSMT UNFINISHED	772		52.72	40,701
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	660	1924	124.54	82,194
				FLOOR COVER	1	HARDWOOD	1.02	D	SOL	N	SOLARIUM	112		117.63	13,175
				INT. FINISH	1	PLASTER	1.00	E	DKC	N	DECK-COMPOSITE	208		71.91	14,958
				HEATING/COOLING	2	HOT WATER	1.02		BMG	O	BSMT GARAGE	1		8,164.00	8,164
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,089.30	10,089
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,439.00	9,756

TOTAL RCN	416,840
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$366,800

