

Key: 7855

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.016

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WALES WILLIAM JEFFREY & JEANINE TRS WALES FAMILY TRUST 3 BAYSIDE LANE POCASSET, MA 02559				38.1-36-0				3 BAYSIDE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WALES WILLIAM JEFFREY & JE				05/14/2018	F	1	31263-61				
WALES WILLIAM JEFFREY ETU				01/31/2002	A	1	14770-305				
WALES RALPH W JR &				11/30/1992	A	1	08331-00072				

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-21-117	02/26/2021	15	INSULATE/WEA	4,446			100	100
EXB-20-365	10/15/2020	3	ALT/RENO	7,000			100	100
12334	05/18/2012	3	ALT/RENO	12,828	10/27/2016		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,300	11	1.00	100	1,343,490	3.34	A	1.00	BEX	5.70	958,850

TOTAL	9,278 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	958,900	848,600			
Infl1	AVG		BUILDING	318,200	281,500			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
			TOTAL	1,279,400	1,132,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 12 X 16		192	15.95	2,300



BUILDING	CD	ADJ	DESC	MEASURE	6/12/2018	BC
MODEL	1		RESIDENTIAL	LIST	6/12/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/12/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(A) USF OPA BMU 30

3

(C) USF BAS BMU 30

25

(B) PTA 30

8

YEAR BLT	1949	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	
NET AREA	1,770	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,020		41.99	42,825	
\$NLA(RCN)	\$237	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	A	OPA	N	OPEN PORCH	270		67.76	18,296	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,020	1949	119.71	122,103
STORIES	2	1.00	ROOF COVER	1	ASP/COMP SHIN	1.00	B	PTA	N	PATIO	240		15.65	3,757		
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	750	1949	237.50	178,127		
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	902			39.96	36,047		
BATHROOMS	1	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	1			10,142.70	10,143		
FIXTURES	8	1.00	FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3			2,452.10	7,356		
GARAGE CAPACITY	0	1.00	USE	0		1.00										
% BSMT FINISH	75	1.00														
# OF HALF BATHS	1	1.00														
# OF UNITS	1	1.00														

TOTAL RCN	418,654	
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	\$318,200	