

Key: 7866

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.027

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
NELSON ANDREW W III ET UX MARGRET OBYRNE NELSON 10 WABENAKI RD POCASSET, MA 02559		38.1-52-0		10 WABENAKI RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
NELSON ANDREW W III ET UX		05/05/2017	QS	375,000	30470-54
LECLAIR DONALD E &		03/31/2017	F	100	30391-327
LECLAIR DONALD E &		08/22/2011	F	100	25634-73

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-20-393	10/23/2020	3	ALT/RENO	10,000			100 100
08243	05/23/2008	2	ADDITIONS	7,350	06/17/2009	TL	100 100
200408	07/12/2000	3	ALT/RENO	2,700	09/16/2002	TL	100 100


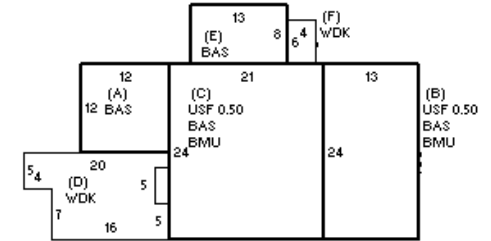
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,175	11	1.00	100	1.00	100	1.00	377,120	2.83	A	1.00	BAV	1.60			273,850

TOTAL	11,195 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	273,900	242,400			
Infl1	AVG		BUILDING	287,200	257,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		561,100	499,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/24/2009

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/6/2017	DB
MODEL	1		RESIDENTIAL	LIST	2/6/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/6/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1971	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	345,970
NET AREA	1,472	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	960	1971	216.28	207,627		
\$NLA(RCN)	\$235	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	816		41.08	33,524		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	408	1971	123.97	50,579		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	226		29.18	6,594		
				FLOOR COVER	1	HARDWOOD	1.02	E	BAS	L	BASE AREA	104	2008	216.27	22,492		
				INT. FINISH	2	DRYWALL	1.00		BMG	O	BSMT GARAGE	1		8,030.80	8,031		
				HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,924.70	9,925		
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,399.40	7,198		
				USE	0		1.00										

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83

RCNLD	\$287,200
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