Key: 8031

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,194

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEITH PRESTON B & NANCY M TRS PRESTON B KEITH TRUST 26 ORCHARD LANE WAYLAND, MA 01778-1908	38.3-50-0	62 WENAUMET BLUFFS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEITH PRESTON B & NANCY M	03/02/2021	F	1	33846-219
KEITH PRESTON B	03/08/1999	A	148,000	12111-254
KEITH PRESTON B &		XX		03696-0311

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	%

LAND

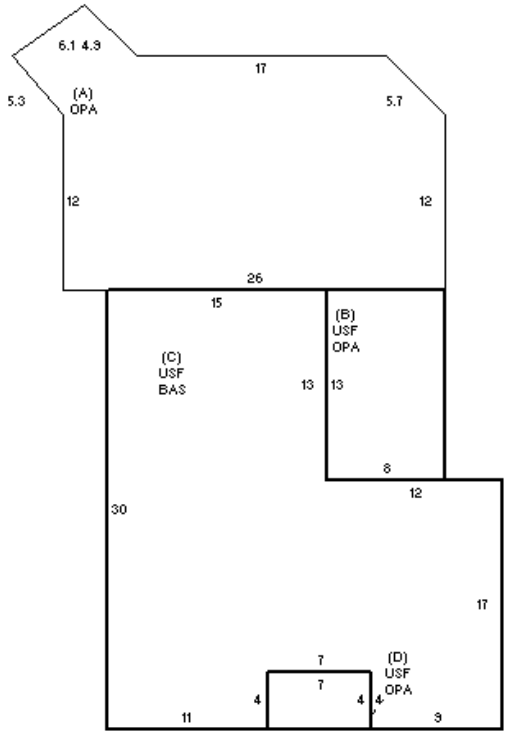
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,500	11 1.00	100 1.00	100 1.00	1,414,200	4.66	A 1.00	BSP 6.00			982,940

TOTAL	6,490 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	982,900	869,900
BUILDING	183,300	157,500
DETACHED	5,500	5,200
OTHER	0	0
TOTAL	**1,171,700**	**1,032,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	F 0.60	10 X 19		190	47.98	5,500

PHOTO 08/22/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/28/2016	BC
LIST	10/28/2016	EST
REVIEW	8/7/2023	RP

YEAR BLT	1906	SIZE ADJ	1.015
NET AREA	1,384	DETAIL ADJ	1.000
$NLA(RCN)	$189	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	562		60.93	34,243
+	USF	L	UPPER STORY FIN	758	1906	112.57	85,329
C	BAS	L	BASE AREA	626	1906	213.55	133,685
	FIX	O	XTRA FIXTURES	2		2,204.65	4,409
	MST	O	MAS/METAL STACK	1		4,131.90	4,132

TOTAL RCN 261,798

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O

EFF.YR/AGE 1989 / 33

COND	30	30 %	
FUNC	0		
ECON	0		
DEPR	30	% GD	70

RCNLD $183,300