**Key: 8054**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,218

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| TROMBLAY MICHAEL A & DAVID T<br>& ASHLEY T TROMBLAY<br>103 BURLEIGH ROAD<br>WILBRAHAM, MA 01095 | 38.3-73-0 | 51 WENAUMET BLUFFS DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| TROMBLAY MICHAEL A & DAVI | 02/01/2013 | H | | 27100-142 |
| ESTATE OF ALLEN L TROMBLA | 08/22/2012 | F | | 26606-105 |
| TROMBLAY ALLEN L | 09/07/1997 | L | | 11261-190 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 920081 | 02/28/1992 | 9 | DECK | 10,000 | 04/15/1993 | JS | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,250 | 11 1.00 | 100 1.00 | 100 1.00 | 707,100 | 4.21 | A 1.00 | BG- 3.00 | | | 495,010 |

| TOTAL | 7,231 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

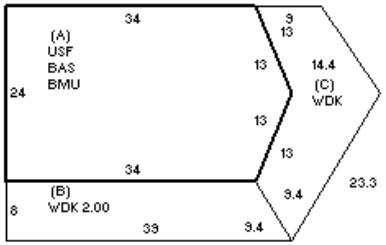
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 495,000 | 438,100 |
| BUILDING | 302,300 | 267,500 |
| DETACHED | 700 | 600 |
| OTHER | 0 | 0 |
| TOTAL | **798,000** | **706,200** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | 50 0.50 | 8 X 10 | | 80 | 16.90 | 700 |

PHOTO 09/04/2008




BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/4/2008 | JH |
| LIST | 9/4/2008 | EST |
| REVIEW | 9/10/2008 | ER |

| | | | |
|---|---|---|---|
| YEAR BLT | 1974 | SIZE ADJ | 1.010 |
| NET AREA | 1,752 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $224 | OVERALL | 1.100 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 5 | ELECTRIC BB | 0.98 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | BMU | N | BSMT UNFINISHED | 876 | | 42.54 | 37,263 |
| A | BAS | L | BASE AREA | 876 | 1974 | 231.33 | 202,647 |
| A | USF | L | UPPER STORY FIN | 876 | 1974 | 125.58 | 110,008 |
| + | WDK | N | WOOD DECK | 880 | | 24.92 | 21,928 |
| | F22 | O | FPL 2S 2OP | 1 | | 10,756.80 | 10,757 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,484.18 | 9,937 |

| TOTAL RCN | 392,539 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1996 / 26 | |
|---|---|---|
| COND | 23 | 23 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 23 | % GD 77 |
| RCNLD | | $302,300 |