

Key: 8326

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.483

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
FRANKEL MELISSA & JAMES BOYCE				38.3-365-0				8 WALES DR				
TRS JWB & MKF REV TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
8 WALES DR				FRANKEL MELISSA & JAMES B				06/24/2022	F	1	35207-198	
POCASSET, MA 02559				FRANKEL MELISSA &				03/03/2008	S	170,000	22720-244	
				DEUTSCHE BANK NATIONAL TR				03/03/2008	F	100	22720-236	

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 %
19261	04/10/2019	3	ALT/RENO	15,000	06/01/2021	TL	100 100
		3	ALT/RENO		04/04/2019	TL	100 100
10272	05/26/2010	3	ALT/RENO	30,000	07/25/2022	TL	80 90
990208	04/30/1999	4	DETACH.STRUC	490	11/19/1999	MS	100 100

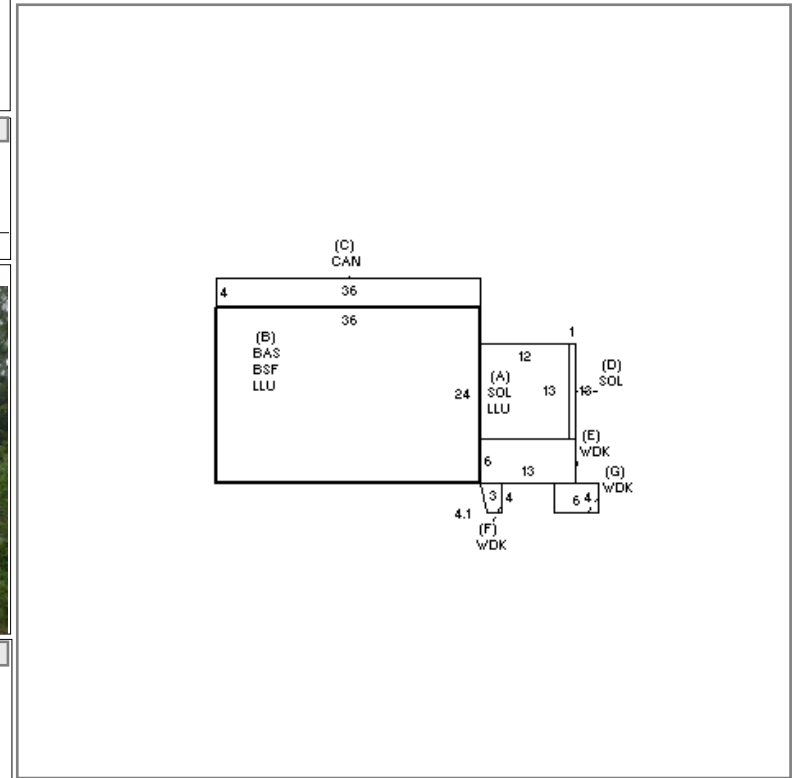
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,700	11	1.00	100 1.00	247,485	2.36	A	1.00	R06	1.05	183,880

TOTAL	13,721 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	183,900	162,700			
Infl1	AVG		BUILDING	269,900	238,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	453,800	401,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	7/25/2022	TL
MODEL	1		RESIDENTIAL	LIST	7/25/2022	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/25/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	2	1.00	MASONRY [100%]			



YEAR BLT	1954	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
\$NLA(RCN)	\$372	OVERALL	1.240

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,020		40.52	41,334
EXT COVER	7	STUCCO	1.20	A	SOL	N	SOLARIUM	156		121.23	18,911
ROOF SHAPE	4	FLAT/ SHED	1.00	B	BSF	N	BSMT SEMI-FIN	864		18.42	15,916
ROOF COVER	7	ROLL	1.00	B	BAS	L	BASE AREA	864	1954	250.82	216,705
FLOOR COVER	2	SOFTWOOD	1.02	C	CAN	N	CANOPY	144		15.53	2,236
INT. FINISH	1	PLASTER	1.00	D	SOL	N	SOLARIUM	13		147.30	1,915
HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	112		49.98	5,598
FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP		1		10,649.60	10,650
USE	0		1.00	FIX	O	XTRA FIXTURES		3		2,693.60	8,081

TOTAL RCN	321,345
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0 uc
ECON	0
DEPR	16 % GD 84

RCNLD	\$269,900
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