

Key: 8356

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.517

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WASELL BARRY R PO BOX 427 POCASSET, MA 02559				38.4-23-0				5 LAWRENCE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WASELL BARRY R				08/14/2020	F		1 33166-335				
WASELL BARRY R				07/21/1997	XX		10859-148				

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	%
16622	07/25/2016	15	INSULATE/WEA	2,060	08/30/2016			100
01518	08/20/2001	3	ALT/RENO	2,000	06/03/2002	TL		100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	8,602	11	1.00	100	1.00	100	1.00	247,485	3.59	A	1.00	R06	1.05				175,480

TOTAL	8,581 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	175,500	155,300			
Infl1	AVG		BUILDING	160,000	141,600			
N_Index	AVG		DETACHED	900	800			
			OTHER	0	0			
			TOTAL	336,400	297,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	L	0.90	F 0.60		185	7.96	900
SHF	A	1.00	A 0.75 8 X 8			0.00	



(A)
ATF 0.50
BAS
BMU

24

28

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2002	TL
MODEL	1		RESIDENTIAL	LIST	6/3/2002	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	6/3/2002	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	672	DETAIL ADJ	1.000
\$NLA(RCN)	\$313	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	672		49.30	33,129
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	672	1950	220.92	148,457
ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	336		66.48	22,339
ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		2,281.20	2,281
FLOOR COVER	3	W/W CARPET	1.00		MST	O	MAS/METAL STACK	1		4,274.40	4,274
INT. FINISH	1	PLASTER	1.00								
HEATING/COOLING	7	FL/WALL UNIT	0.98								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	210,480
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	\$160,000