

Key: 8376

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.538

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
JOHNSON PAUL S 116 HILL STREET TOPSFIELD, MA 01983				38.4-42-0				11 WALES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOHNSON PAUL S				02/27/2012	O	115,000	26109-139				
VENTURE CAPITAL GROUP LLC				12/29/2011	N	33,244	25964-276				
TOWN OF BOURNE				06/29/2009	E	2,001	23842-77				

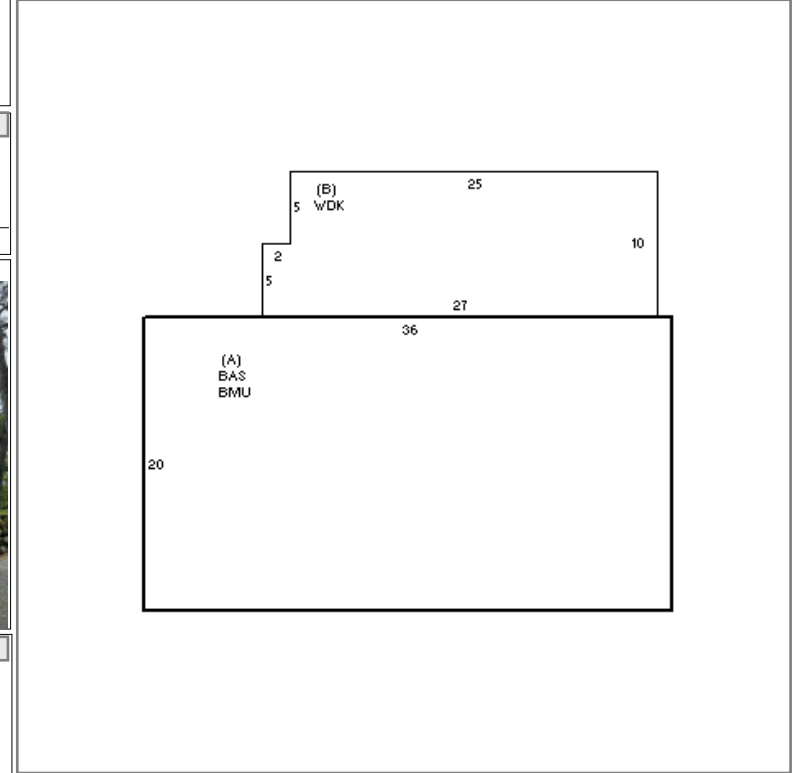
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12374	06/05/2012	3	ALT/RENO	3,500	11/01/2016		100 100
12263	04/20/2012	3	ALT/RENO	3,000	11/01/2016		100 100
12019	01/09/2012	3	ALT/RENO	7,500	11/01/2016	TL	100 100
		13	OTHER				100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,000	11	1.00	100	1.00	100	1.00	377,120	3.84	A	1.00	BAV	1.60			265,880

DETACHED

TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE marsh view	LAND	265,900	235,300			
Infl1	AVG		BUILDING	188,200	166,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	454,100	401,800			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/01/2021

BUILDING	CD	ADJ	DESC	MEASURE	6/1/2021	TL
MODEL	1		RESIDENTIAL	LIST	6/1/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/1/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	204,536
NET AREA	720	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BMU	N	BSMT UNFINISHED	720		47.42	34,143		
\$NLA(RCN)	\$284	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	720	1960	212.50	153,001		
CAPACITY				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	260		26.68	6,937		
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		8,260.10	8,260		
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	1		2,194.30	2,194		
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00										
BATHROOMS	1	1.00		HEATING/COOLING	2	HOT WATER	1.02										
BATHROOMS	1	1.00		FUEL SOURCE	1	OIL	1.00										
FIXTURES	6	1.00		USE	0		1.00										
GARAGE CAPACITY	0	1.00															
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															

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

EFF. YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$188,200