Key: 8377

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,539

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BUSBY NORMAN C JR ETUX **ANN MARIE BUSBY** **PO BOX 1342** **POCASSET, MA 02559**	**38.4-43-0**	**15 WALES DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUSBY NORMAN C JR ETUX	08/22/2013	QS	250,500	27638-48
WALTER FRANCES C	12/05/2011	N	156,760	25894-93
DUNBURY ANTHONY L &	05/01/2001	QS	163,000	13786-173

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	%
B-20-346	11/10/2020	10	WOODSTOVE	3,365			100	100
15983	10/27/2015	15	INSULATE/WEA	3,600			100	100
15645	08/03/2015	4	DETACH.STRUC	3,000			100	100
14007	01/07/2014	2	ADDITIONS	100,800	07/31/2015	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,400	11 1.00	100 1.00	100 1.00	377,120	4.13	A 1.00	BAV 1.60			264,380

TOTAL	7,405 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

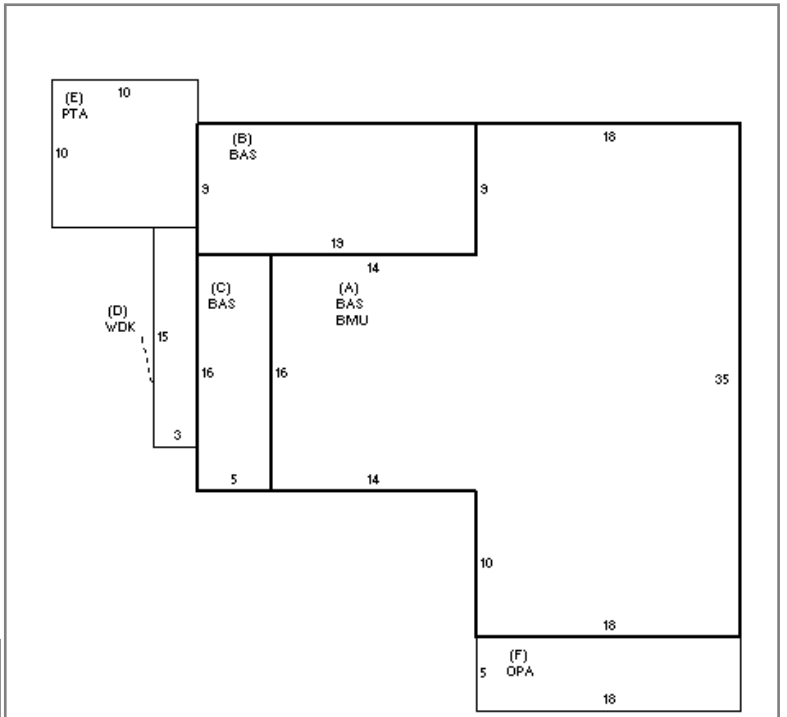
NOTE: Overlooking the marsh

ASSESSED	CURRENT	PREVIOUS
LAND	264,400	234,000
BUILDING	288,800	258,300
DETACHED	2,800	2,600
OTHER	0	0
TOTAL	**556,000**	**494,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 16		160	19.14	2,800

PHOTO 07/07/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/22/2012	TL
LIST	3/22/2012	TL
REVIEW	9/30/2015	TL

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,105	DETAIL ADJ	1.000
$NLA(RCN)	$272	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	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
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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	854		41.53	35,464
A	BAS	L	BASE AREA	854	1940	218.62	186,699
+	BAS	L	BASE AREA	251	2014	218.61	54,872
D	WDK	N	WOOD DECK	45		72.18	3,248
E	PTA	N	PATIO	100		16.57	1,657
F	OPA	N	OPEN PORCH	90		81.84	7,366
	F11	O	FPL 1S 1OP	1		9,131.10	9,131
	FIX	O	XTRA FIXTURES	1		2,425.70	2,426

TOTAL RCN	300,863

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

EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	$288,800