

Key: 8417

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.579

LEGALS

LAND

DETACHED

BUILDING

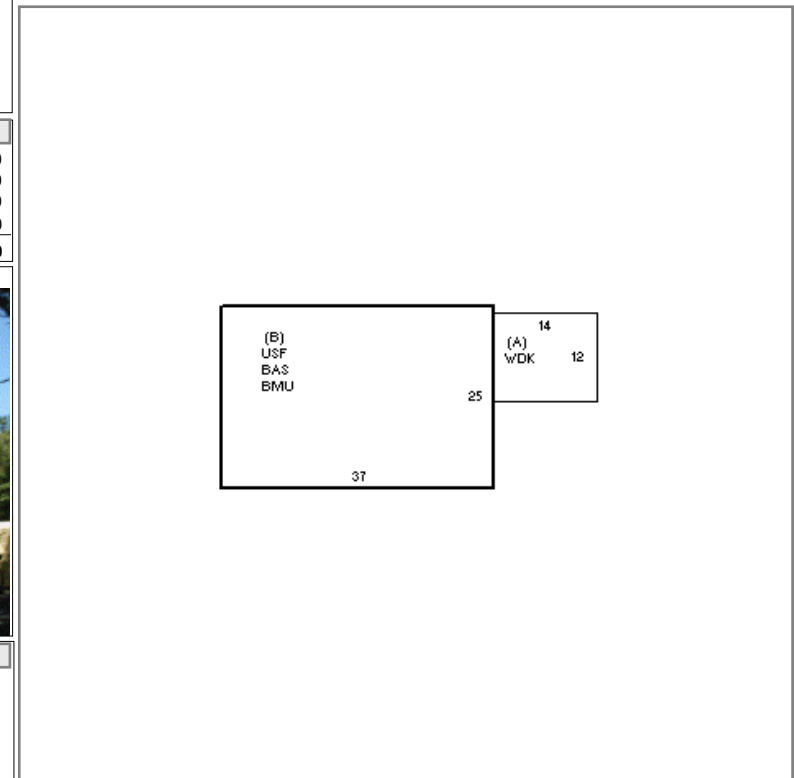
CURRENT OWNER				PARCEL ID				LOCATION			
WILSON FRED L & LINDA E WILSON 29 OBSERVATORY LANE POCASSET, MA 02559				39.0-27-0				29 OBSERVATORY LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILSON FRED L &				11/02/1995	QS	106,000	9912-170				

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	%
15827	09/14/2015	10	WOODSTOVE	5,650			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	31,200	11	1.00	100	1.00	100	1.00	235,700	1.20	A	1.00	R05	1.00				202,590

TOTAL	31,189 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE STEEP DROP IN YARD	LAND	202,600	179,300			
Infl1	AVG		BUILDING	266,300	235,600			
N_Index	AVG		DETACHED	7,600	11,100			
			OTHER	0	0			
			TOTAL	476,500	426,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A	1.00	50 0.50		512	29.72	7,600
SHF	A	1.00	50 0.50			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/27/2008	RJM
MODEL	1		RESIDENTIAL	LIST	8/27/2008	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/2/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,850	DETAIL ADJ	1.000
\$NLA(RCN)	\$187	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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	WDK	N	WOOD DECK	168		36.03	6,054
B	BMU	N	BSMT UNFINISHED	925		37.57	34,749
B	BAS	L	BASE AREA	925	1972	204.29	188,972
B	USF	L	UPPER STORY FIN	925	1972	110.90	102,583
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	2		2,193.80	4,388

TOTAL RCN	345,820
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	\$266,300