

Key: 924

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 923

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WENTWORTH LORI L 151 HERRING POND RD BUZZARDS BAY, MA 02532				5.0-23-0				2 HARDING LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WENTWORTH LORI L				11/10/2021	F	10	34651-56				
WENTWORTH LORI L				08/29/2007	F	1	22299-285				
HARDING WARREN E &				10/03/2002	F	10	15798-64				

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	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	3	1.00	100	188,560	0.64	A	1.00	R03	0.80	223,330
300	A	0.003	3	1.00	100	13,040	1.00	A	1.00	R03	0.80	40

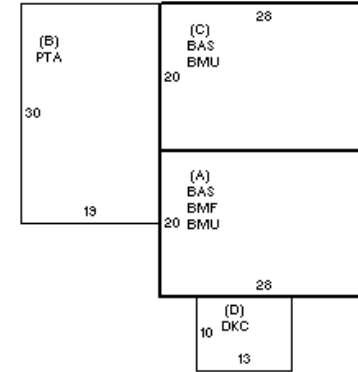
TOTAL	1.840 Acres	ZONING	2	FRNT	222	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	223,400	197,700			
Infl1	AVG		BUILDING	226,300	194,700			
N_Index	AVG		DETACHED	12,900	18,400			
			OTHER	0	0			
			TOTAL	462,600	410,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	24 X 28	672	35.32	11,900
SHF	A	1.00	50 0.50	12X10	120	16.42	1,000
SHF	A	1.00	50 0.50	ATTACHED 8X8		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	11/4/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/4/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/4/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,120	DETAIL ADJ	1.000
\$NLA(RCN)	\$266	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,120		36.64	41,039
A	BMF	N	BSMT FINISH	560		44.03	24,655
+	BAS	L	BASE AREA	1,120	1960	192.90	216,045
B	PTA	N	PATIO	570		13.66	7,789
D	DKC	N	DECK-COMPOSITE	130		63.10	8,203

TOTAL RCN	297,730
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	\$226,300