

Key: 9317

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.533

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WITT JEFFREY S & LAURA L 11 SHERIDAN ROAD WELLESLEY HILLS, MA 02481				43.3-12-0				121 SALT MARSH LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WITT JEFFREY S & LAURA L				01/30/2018	QS	467,500	31053-110				
BRISTOW CHARLES E JR ETUX				07/09/2014	QS	265,000	28253-47				
GREELEY AUDREY L				03/09/1953	F		836-128				

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 %
EXB-22-533	08/19/2022	3	ALT/RENO		11/07/2022	SL	100 100
B-21-270	09/29/2021	6	FENCE	1,700			100 100
		2	ADDITIONS	47,000	11/07/2022	SL	100 100
		12	CYCLICAL		02/20/2018	MLS	100 100
16356	05/05/2016	9	DECK	4,000			100 100

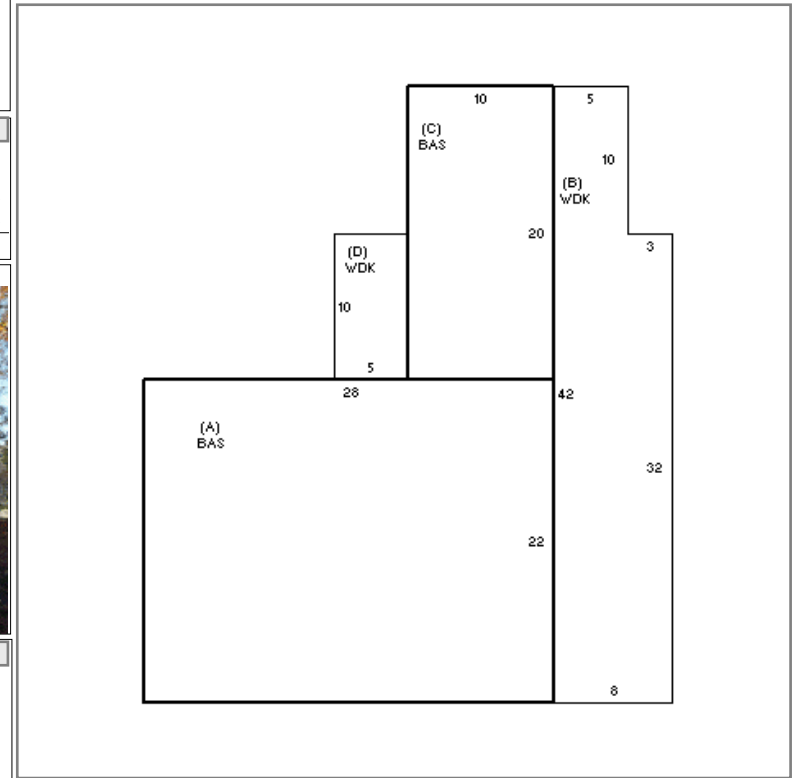
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,800	11	1.00	100	1.00	100	1.00	707,100	3.52	A	1.00	BG-	3.00			502,300

TOTAL	8,800 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	10/18; adj land lpi from BA- 2.00 to BG- 3.00 for consistency w/local props & view			LAND	502,300	444,600
Infl1	AVG		BUILDING	178,300	155,000			
N_Index	AVG		DETACHED	1,500	0			
			OTHER	0	0			
			TOTAL	682,100	599,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 6 X 17	2000	102	16.42	1,500



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/7/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/7/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1959	SIZE ADJ	1.020
NET AREA	816	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	3	FOUN. WALL	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	616	1959	210.36	129,583
+	WDK	N	WOOD DECK	356		22.66	8,066
C	BAS	L	BASE AREA	200	2021	210.36	42,072
	FIX	O	XTRA FIXTURES	1		2,259.50	2,260

TOTAL RCN	181,981
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$178,300
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