

Key: 9355

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.571

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
18WABASH LLC 148 RUSSELL LN ABINGTON, MA 02351		43.3-56-0	18 WABASH AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
18WABASH LLC		10/26/2015	QS	280,000	29224-234
SHEPHERD JANE N		03/29/2002	F		14988-184
SHEPHERD RAYMOND J			XX		01052-0400

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-23-727	10/31/2023	15	INSULATE/WEA	6,500			100	100
920333	06/22/1992	4	DETACH.STRUC	812	04/08/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	6,500	11	1.00	100	1.00	100	1.00	659,960	4.66	A	1.00	HCG	2.80			458,700

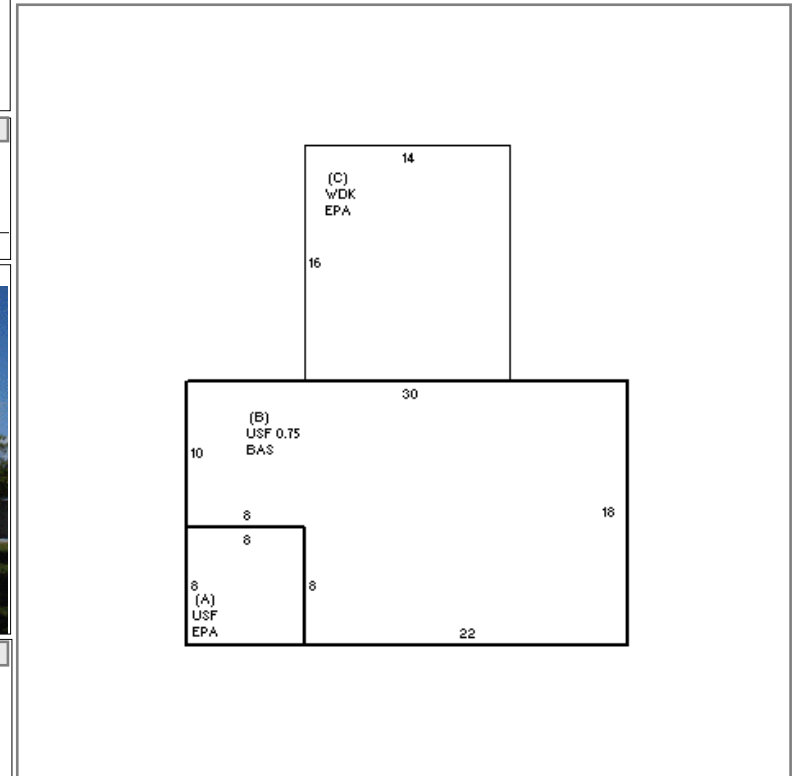
TOTAL	6,490 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	458,700	406,000			
Infl1	AVG		BUILDING	73,600	65,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	532,300	471,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	20 0.80 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/17/2022	RP
MODEL	1		RESIDENTIAL	LIST	2/17/2022	RP
STYLE	6	0.70	COTTAGE [100%]	REVIEW	2/17/2022	RP
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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YEAR BLT	1947	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	897	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00
\$NLA(RCN)	\$124	OVERALL	0.660	EXT COVER	2	CLAPBOARD	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	4	WALL BOARD	0.96
BATHROOMS	1	1.00		HEATING/COOLING	7	FL/WALL UNIT	0.98
FIXTURES	5	1.00		FUEL SOURCE	3	ELECTRIC	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	111,453
+	EPA	N	ENCLOSED PORCH	288		41.72	12,015	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	421	1947	70.37	29,626	EXTERIOR	F
B	BAS	L	BASE AREA	476	1947	138.87	66,102	INTERIOR	F
C	WDK	N	WOOD DECK	224		16.56	3,710	KITCHEN	F
								BATHS	F
								HEAT	O
								ELECT	A
EFF.YR/AGE		1985 / 37		COND		34	34 %		
		FUNC		ECON		0			
		DEPR		34	% GD	66			
RCNLD								\$73,600	