Key: 9360

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,576

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DEVELLIS BRIAN TR OF DAAS REALTY TRUST 21 FAWN LANE BILLERICA, MA 01821	43.3-61-0	9 WABASH AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DEVELLIS BRIAN TR OF DAAS	05/20/2005	QS	410,000	()
BUTLER SUSAN J	06/18/1999	QS	110,000	12348-237
PIERCE JEFFREY R &	06/26/1989	QS	115,000	6784-153

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

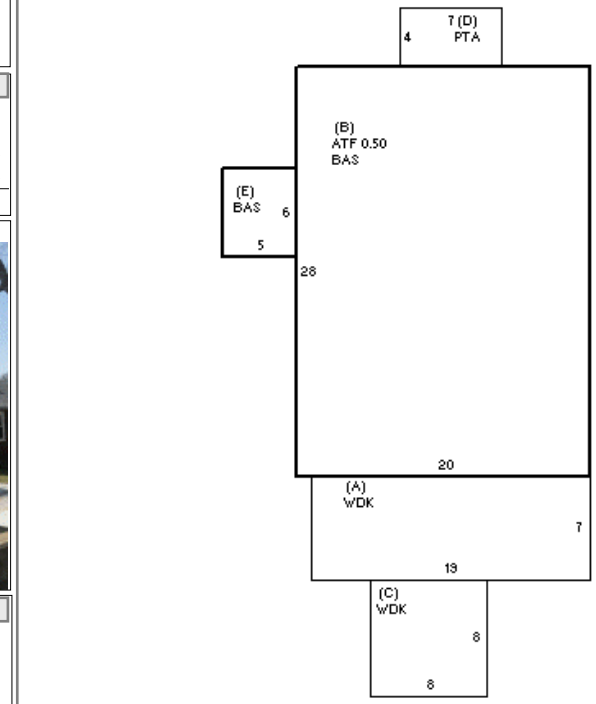
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16418	05/23/2016	3	ALT/RENO	2,380	05/03/2018	TL	100	100
970609	12/04/1997	3	ALT/RENO	4,200	04/30/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,875	11 1.00	100 1.00	100 1.00	518,540	5.12	A 1.00	BA- 2.20			358,260

TOTAL	5,881 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	358,300	317,100
BUILDING	85,600	75,800
DETACHED	0	0
OTHER	0	0
TOTAL	**443,900**	**392,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 8			0.00	

PHOTO 05/03/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.71	COTTAGE [95%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/3/2018	TL
LIST	5/3/2018	TL
REVIEW		

YEAR BLT	1958	SIZE ADJ	1.020
NET AREA	590	DETAIL ADJ	1.000
$NLA(RCN)	$191	OVERALL	0.713

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	197		25.44	5,011
B	BAS	L	BASE AREA	560	1958	157.92	88,433
B	ATF	N	ATTIC FINISH	280		45.15	12,641
D	PTA	N	PATIO	28		11.17	313
E	BAS	L	BASE AREA	30	1958	157.91	4,737
	FIX	O	XTRA FIXTURES	1		1,549.10	1,549

TOTAL RCN	112,685

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			$85,600