Key: 9551

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,774

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ABATE BRITTANY & NICHOLAS ABATE 42 SAMOSET RD WOBURN, MA 01801	43.4-5-0	52 WAMSUTTA AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ABATE BRITTANY &	06/10/2021	QS	550,000	34195-301
GRIFFIN IRENE E	01/15/2015	QS	272,900	28632-338
FORTUNATO STEVEN	10/04/2005	H		20330-103

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	%
16959	11/01/2016	9	DECK	2,000			100	100
15232	04/15/2015	3	ALT/RENO	5,000	05/06/2015		100	100
		12	CYCLICAL		04/13/2015		100	100
15032	01/20/2015	3	ALT/RENO	35	04/09/2015		100	100

LAND

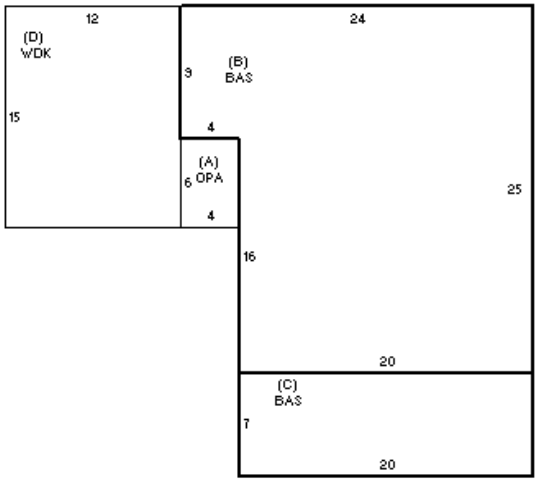
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,600	11 1.00	100 1.00	100 1.00	518,540	3.25	A 1.00	BA- 2.20			371,120

TOTAL	9,583 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	371,100	328,500
BUILDING	122,200	108,200
DETACHED	9,900	9,400
OTHER	0	0
TOTAL	**503,200**	**446,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	18X18		324	40.60	9,900

PHOTO 09/04/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2021	RP
LIST	9/15/2021	EST
REVIEW	9/15/2021	RP

YEAR BLT	1920	SIZE ADJ	1.020
NET AREA	676	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	PIER	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	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
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
A	OPA	N	OPEN PORCH	24		92.14	2,211
B	BAS	L	BASE AREA	536	1920	199.88	107,135
C	BAS	L	BASE AREA	140	1920	199.88	27,983
D	WDK	N	WOOD DECK	180		33.89	6,101
	FIX	O	XTRA FIXTURES	1		2,064.00	2,064

TOTAL RCN 145,494

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE 2003 / 19

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $122,200