**Key: 9568**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,791

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| REEDY ELIZABETH A<br>C/O LAWLER PATRICK J &<br>30 WAMSUTTA AVE<br>BOURNE, MA 02532 | 43.4-24-0 | 30 WAMSUTTA AVE |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LAWLER PATRICK J & | 10/16/2023 | QS | 712,500 | 36036-260 |
| REEDY ELIZABETH A | 09/08/2004 | QS | 395,000 | 19012-210 |
| PLUMLEY HARLAN B & | 10/11/1996 | QS | 125,000 | 10434-131 |

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

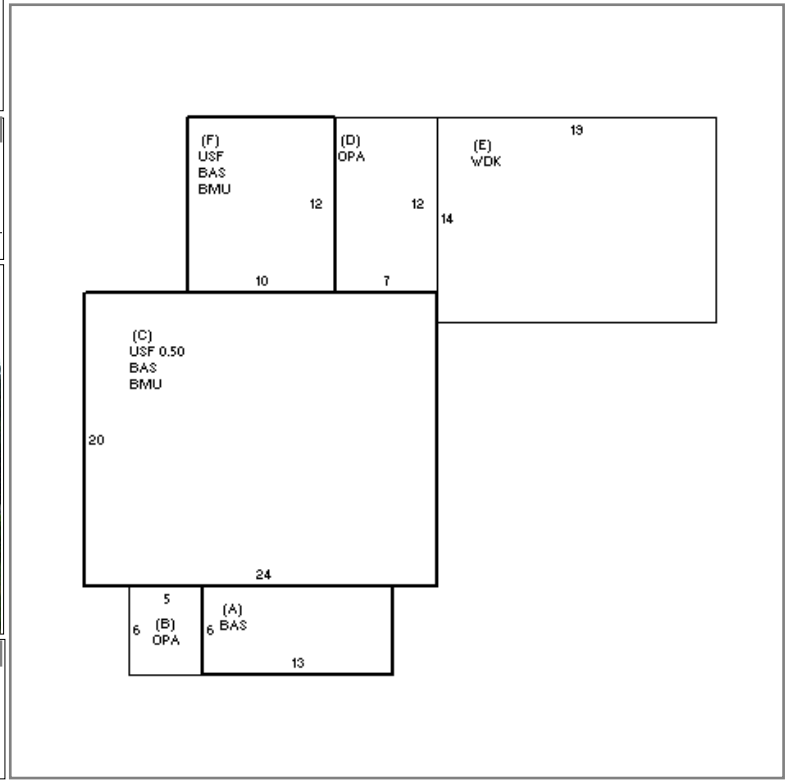
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 13,446 | 11 1.00 | 100 1.00 | 100 1.00 | 518,540 | 2.40 | A 1.00 | BA- 2.20 | | | 384,390 |

| TOTAL | 13,460 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 384,400 | 340,200 |
| BUILDING | 200,400 | 160,500 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **584,800** | **500,700** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 09/05/2008

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 9/5/2008 | MR |
| LIST | 9/5/2008 | EST |
| REVIEW | 8/7/2023 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1914 | SIZE ADJ | 1.015 |
| NET AREA | 1,038 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $230 | OVERALL | 1.040 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 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 | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | BAS | L | BASE AREA | 678 | 1914 | 217.74 | 147,629 |
| + | OPA | N | OPEN PORCH | 114 | | 72.43 | 8,257 |
| + | BMU | N | BSMT UNFINISHED | 600 | | 48.59 | 29,155 |
| + | USF | L | UPPER STORY FIN | 360 | 1914 | 116.15 | 41,814 |
| E | WDK | N | WOOD DECK | 266 | | 27.34 | 7,272 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,247.90 | 4,496 |

| TOTAL RCN | 238,623 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | V |
| KITCHEN | V |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2003 / 19 | |
|---|---|---|
| COND | 16 | 16 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 16 | % GD 84 |
| RCNLD | | $200,400 |