

Key: 10220

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.455

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
WAITE ROSEMARY ELAINE &STEPHAN FREDERICK WAITE TR RASC TRUST PO BOX 662 CATAUMET, MA 02534-0662		47.1-77-0	87 CEDAR POINT DR			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
WAITE ROSEMARY ELAINE &ST WAITE STEPHAN F & WOOD KENNETH A &		01/04/2013 10/15/1997 05/06/1994	F QS QS	1 252,500 215,000	27014-173 11006-191 N/A-N/A	

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-22-457	07/25/2022	14	SOLAR	38,180			100 100
EXB-22-132	03/14/2022	3	ALT/RENO	18,400	11/21/2022	SL	100 100
03582	08/26/2003	2	ADDITIONS	39,000	09/10/2004	JS	100 100

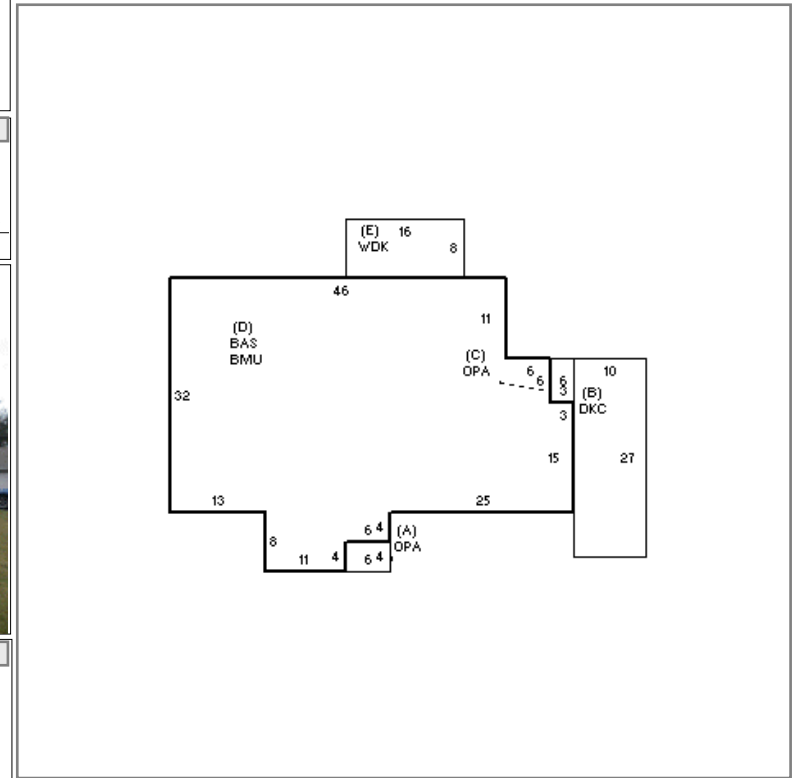
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,000	11	1.00	100	1.00	100	1.00	942,800	3.44	A	1.00	BGD	4.00			670,990

TOTAL	9,017 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	671,000	593,800			
Infl1	AVG		BUILDING	305,900	260,500			
N_Index	AVG		DETACHED	18,300	12,100			
			OTHER	0	0			
TOTAL			995,200	866,400				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90		440	46.19	18,300
SHF	A	1.00	50 0.50			0.00	
PHOTO 02/13/2023							



BUILDING	CD	ADJ	DESC	MEASURE	2/13/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/13/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/13/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.010
NET AREA	1,755	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.000
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	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	42		82.29	3,456
EXT COVER	1	WOOD SHINGLE	1.02	B	DKC	N	DECK-COMPOSITE	270		63.42	17,123
ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	1,755		29.95	52,559
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BAS	L	BASE AREA	1,755	1940	178.89	313,946
FLOOR COVER	35	WW-VINYL	1.00	E	WDK	N	WOOD DECK	128		39.91	5,109
INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,098.20	8,098
HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	1		2,151.30	2,151
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	402,443
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	\$305,900