Key: 10357

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,589

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHEELIN ANN TR 1092 SHORE ROAD REALTY TRUST P O BOX 283 CATAUMET, MA 02534	47.4-1-1	1092 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHEELIN ANN TR	10/26/2009	QS	330,000	24116-190
BREAULT THERESE R TRUSTEE	01/31/1995	XX		9542-100

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

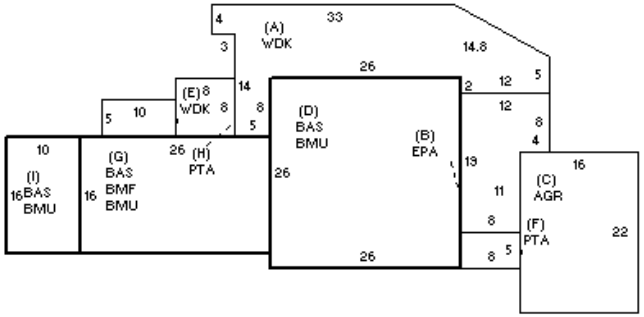
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-61	02/16/2021	2	ADDITIONS	25,000	04/06/2022	TL	100	100
10725	12/06/2010	3	ALT/RENO	8,800	08/08/2013	DB	100	100
900164	04/19/1990	9	DECK	1,000	10/23/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,670	14 1.00	100 1.00	100 1.00	294,625	1.25	A 1.00	R06 1.25			250,230

TOTAL	29,664 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	250,200	221,500
BUILDING	288,700	255,500
DETACHED	0	0
OTHER	0	0
TOTAL	**538,900**	**477,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/22/2008

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	4/6/2022	RP
LIST	4/6/2022	EST
REVIEW	4/6/2022	TL

YEAR BLT	1976	SIZE ADJ	1.015
NET AREA	1,252	DETAIL ADJ	1.000
$NLA(RCN)	$274	OVERALL	0.950

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	511		20.60	10,525
B	EPA	N	ENCLOSED PORCH	184		71.16	13,093
C	AGR	N	ATT GARAGE	352		67.30	23,690
+	BMU	N	BSMT UNFINISHED	1,252		30.80	38,567
+	BAS	L	BASE AREA	1,092	1976	181.26	197,937
+	PTA	N	PATIO	104		13.78	1,433
G	BMF	N	BSMT FINISH	416		42.25	17,575
I	BAS	L	BASE AREA	160	2021	181.26	29,002
	F11	O	FPL 1S 1OP	1		7,731.40	7,731
	FIX	O	XTRA FIXTURES	2		2,053.35	4,107

TOTAL RCN	343,660

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

EFF.YR/AGE	2003 / 19		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84
RCNLD			$288,700