

Key: 11191

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.488

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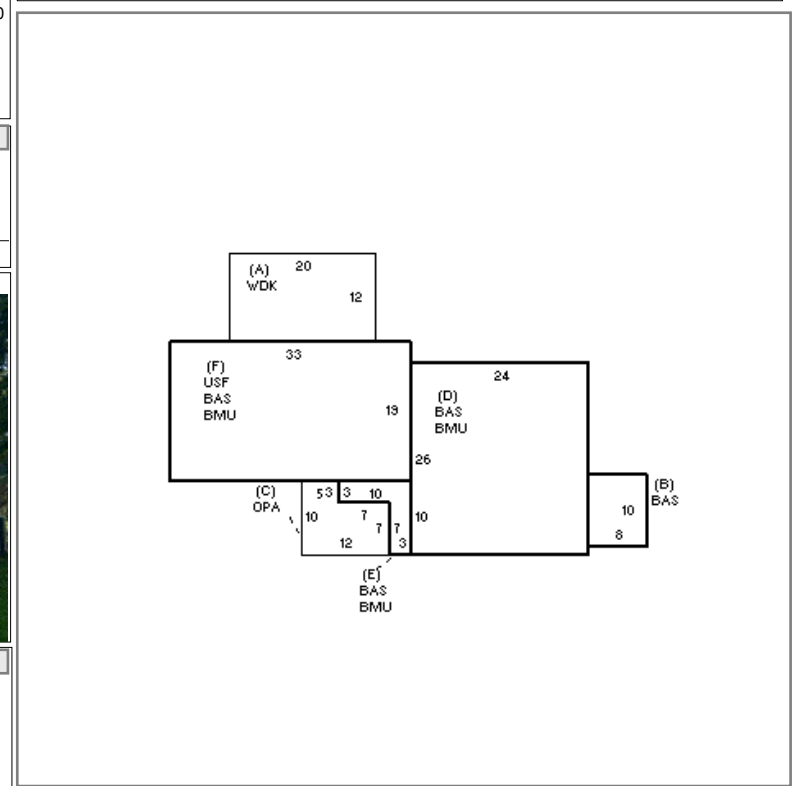
CURRENT OWNER				PARCEL ID				LOCATION				
WENSVEEN MAARTEN & RUTH WING TUNG MAN 2 CLARENDON ST APT 607 BOSTON, MA 02116				53.0-12-0				43 PASTURE RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WENSVEEN MAARTEN & WEARE BETSEY JANE GOON CHESTER W TR OF THE				08/21/2020	QS	1,750,000	33188-222	
						12/20/2011	H	1	25937-314			
						11/18/2003	F		17941-92			

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 %
PL-21-112	04/02/2021	3	ALT/RENO	24,280	08/26/2021	TL	100 100
B-21-80	03/17/2021	3	ALT/RENO	22,469	08/26/2021	TL	100 100
13896	12/17/2013	15	INSULATE/WEA	2,000	02/03/2016	SW	100 100
13432	07/08/2013	2	ADDITIONS	71,006	02/03/2016	SW	100 100
960207	05/16/1996	3	ALT/RENO		08/26/1997	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	1,708,825	1.00	A	1.00	BEX	7.25		1,568,860
325	A	0.722	15	1.00	100	1.00	100	1.00	41,325	1.00	A	1.00	BEX	7.25		29,840

TOTAL	1.640 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK		NOTE				LAND	1,252,000	1,252,000
Infl1	AVG			BUILDING	468,800	427,600			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	1,720,800	1,679,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	
SHF	A	1.00	50 0.50 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	4/8/2022	RP
MODEL	1		RESIDENTIAL	LIST	4/8/2022	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/25/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1960	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	483,251	
NET AREA	2,009	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	240		31.98	7,675	CONDITION ELEM CD		
\$NLA(RCN)	\$241	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	80	2021	232.10	18,568	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	C	OPA	N	OPEN PORCH	99		88.73	8,785	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,302		39.44	51,354	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,302	1960	232.09	302,181	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	627	2013	134.25	84,173	HEAT	U	
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	4		2,629.18	10,517	ELECT	U	
				FUEL SOURCE	2	GAS	1.00											
				USE	0		1.00											
				CAPACITY		UNITS	ADJ											
				STORIES	2	1.00												
				ROOMS	6	1.00												
				BEDROOMS	4	1.00												
				BATHROOMS	2	1.00												
				FIXTURES	10	1.00												
				GARAGE CAPACITY	0	1.00												
				% BSMT FINISH	0	1.00												
				# OF HALF BATHS	1	1.00												
				# OF UNITS	1	1.00												
																EFF.YR/AGE	2016 / 6	
																COND	3 3 %	
																FUNC	0	
																ECON	0	
																DEPR	3 % GD 97	
																RCNLD	\$468,800	