

Key: 11261

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.572

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
WAHLBERG JOHN C ETUX PATRICIA A WAHLBERG PO BOX 157 CATAUMET, MA 02534				54.0-75-0				6 WHIMBREL DR								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
WAHLBERG JOHN C ETUX				06/14/2013	QS	373,000	27461-213									
MCDADE CHRISTINE M				04/30/2001	QS	195,000	13777-25									
SMITH MARIAN L				12/01/1994	QS	117,000	10847-233									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	16,850	14	1.00	100	1.00	100	1.00	294,625	1.98	A	1.00	R06	1.25		225,090
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25		4,080

TOTAL	16,850 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28			LAND	229,200	202,800
Infl1	AVG		= OPEN SPACE			BUILDING	458,500	392,900
N_Index	AVG		OTHER	0	0	TOTAL	687,700	595,700

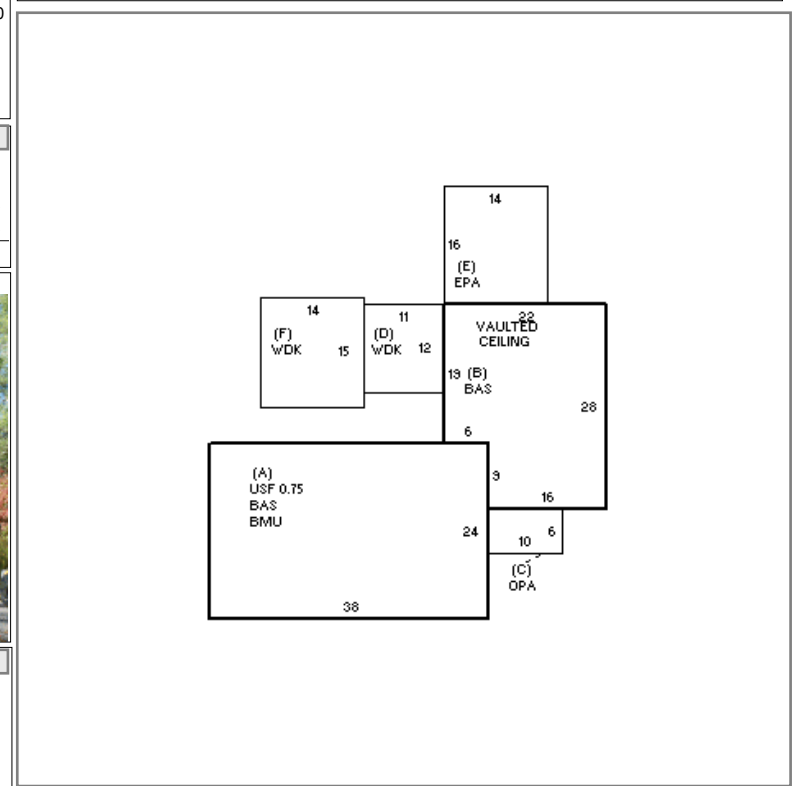
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/14/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/14/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/14/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,158	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		43.87	40,007
\$NLA(RCN)	\$239	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	912	1977	220.69	201,271
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	684	2003	130.81	89,471
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	562	2007	220.69	124,029
				FLOOR COVER	2	SOFTWOOD	1.02	C	OPA	N	OPEN PORCH	60		92.19	5,531
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	342		25.70	8,788
				HEATING/COOLING	11	HT WATER CL AIR	1.05	E	EPA	N	ENCLOSED PORCH	224		78.47	17,578
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		10,597.10	10,597	
				USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,561.75	10,247	
								GFP	O	GAS FIREPLACE	1		7,699.10	7,699	

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	%
19117	02/21/2019	3	ALT/RENO	4,146	11/14/2022	SL	100	100
18921	10/23/2018	3	ALT/RENO	25,000	04/12/2021	TL	100	100
07161	04/09/2007	2	ADDITIONS	48,300	09/27/2007	JB	100	100
03755	10/16/2003	2	ADDITIONS	32,700	06/30/2004	JS	100	100



CAPACITY	UNITS	ADJ	TOTAL RCN	515,218
STORIES	1.75	1.00	CONDITION ELEM CD	
ROOMS	6	1.00	EXTERIOR	G
BEDROOMS	4	1.00	INTERIOR	G
BATHROOMS	2	1.00	KITCHEN	G
FIXTURES	9	1.00	BATHS	A
GARAGE CAPACITY	0	1.00	HEAT	A
% BSMT FINISH	0	1.00	ELECT	A
# OF HALF BATHS	0	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2008 / 14	RCNLD	\$458,500
COND	11 11 %		
FUNC	0		
ECON	0		
DEPR	11 % GD	89	
RCNLD			\$458,500