

Key: 11264

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.575

LEGAL

LAND

DETACHED

BUILDING

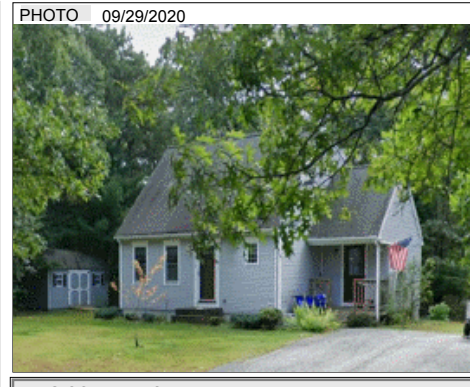
CURRENT OWNER		PARCEL ID		LOCATION	
LETENDRE PAUL & KRISTIN LETENDRE 300 WAREHAM ST MIDDLEBORO, MA 02346		54.0-79-0		12 WHIMBREL DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LETENDRE PAUL & CARABIN FRANCIS V & JOHNSON EDWARD G		09/26/2022	A	343,400	35388-26
		02/26/1999	QS	132,880	12089-87
		07/29/1998	P	33,000	11602-207

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 %
17160	03/14/2017	14	SOLAR	9,000			100 100
05788	11/10/2005	4	DETACH.STRUC	2,000	09/23/2006	DB	100 100
980520	08/31/1998	1	NEW CONSTRUC	75,000	09/27/1999	MWS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,330	14	1.00	100	294,625	2.42	A	1.00	R06	1.25	218,180
300	A	0.200	14	1.00	100	20,375	1.00	OS	1.00	R06	1.25	4,080

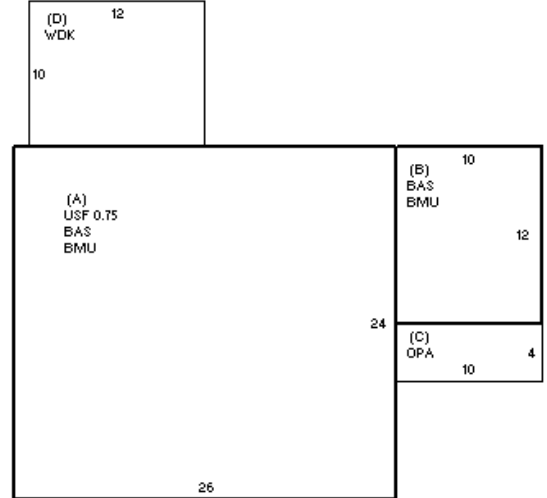
TOTAL	13,330 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE			LAND	222,300	196,700
Infl1	AVG		BUILDING	235,100	208,100			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	459,900	407,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	+	1.10	10 0.90 10X16	2006	160	17.54	2,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/28/2020	RP
MODEL	1		RESIDENTIAL	LIST	9/28/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/28/2020	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	1.015
NET AREA	1,212	DETAIL ADJ	1.000
\$NLA(RCN)	\$237	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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	+	BMU	N	BSMT UNFINISHED	744		52.49	39,054
EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	744	1998	235.22	175,007
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	468	1998	125.48	58,723
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	40		92.91	3,716
FLOOR COVER	3	W/W CARPET	1.00	D	WDK	N	WOOD DECK	120		45.06	5,408
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,428.40	4,857
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	286,764
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$235,100