

Key: 11273

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.583

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WOLF TODD A PO BOX 221 CATAUMET, MA 02534-0221				55.0-1-0				1349 ROUTE 28A			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOLF TODD A				07/10/2003	F	100	17235-45				
WOLF TODD ETALS & VICKIE				04/02/2003	F		16680-242				
WOLF TODD ETALS				02/20/2002	A	100	14835-244				

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	%

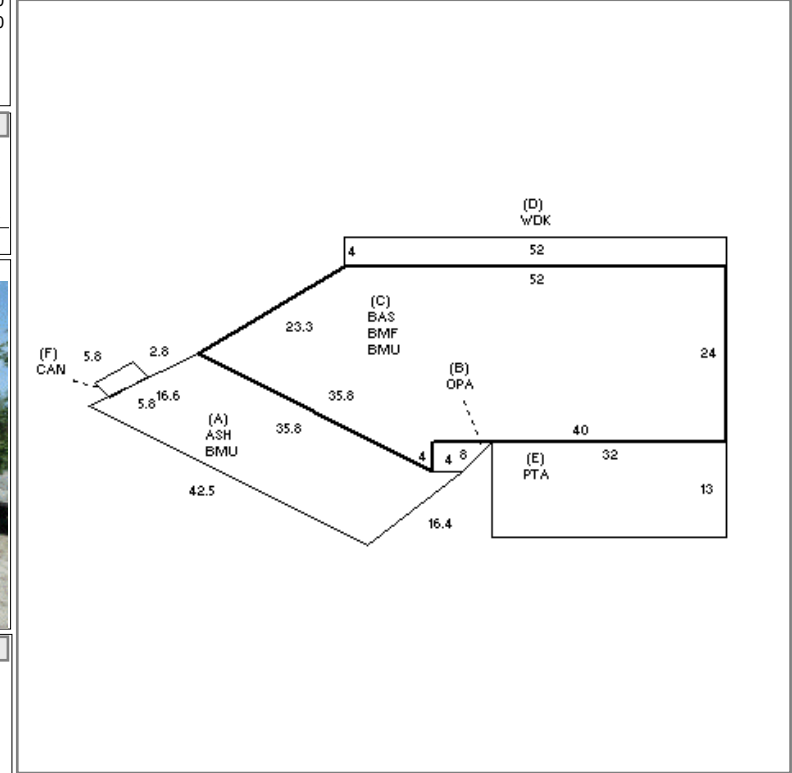
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	14	1.00	100	1.00	100	1.00	188,560	1.00	A	1.00	R02	0.80		173,120
200	A	6,426	14	1.00	100	1.00	100	1.00	75,360	1.00	A	1.00	R02	0.80		484,260
300	A	4,586	14	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R02	0.80		59,800

TOTAL	11.930 Acres	ZONING	1	FRNT	1,381	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	WOODED ROLLING			LAND	717,200	634,800
Infl1	AVG		LAND	371,300	328,500			
N_Index	AVG		DETACHED	14,100	13,400			
			OTHER	0	0			
					TOTAL	1,102,600	976,700	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90	F 0.60 24 X 20		480	34.64	10,000
SHF	L	0.90	P 0.40 10 X 14		140	14.78	800
SHF	L	0.90	P 0.40 10 X 24		240	13.71	1,300
CPD	L	0.90	P 0.40 22 X 34		748	6.58	2,000



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/7/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/7/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/7/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1979	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	482,170
NET AREA	1,480	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,008		33.83	67,934		
\$NLA(RCN)	\$326	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	A	ASH	N	ATT SHED	528		20.57	10,862		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	24		111.95	2,687		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	1,480		35.80	52,988		
				FLOOR COVER	1	HARDWOOD	1.02	C	BAS	L	BASE AREA	1,480	1979	216.00	319,678		
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	208		30.49	6,343		
				HEATING/COOLING	2	HOT WATER	1.02	E	PTA	N	PATIO	416		16.01	6,661		
				FUEL SOURCE	1	OIL	1.00	F	CAN	N	CANOPY	16		18.18	291		
				USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,507.28	10,029			
								MST	O	MAS/METAL STACK	1		4,699.00	4,699			
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$371,300