

Key: 15256

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.739

LEGAL

LAND

DETACHED

BUYING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|--------------------|--|--|--|
| WRIGHT WILLIAM F DOROTHY E WRIGHT 21 YEARLING RUN RD BOURNE, MA 02532-2259 | | | | 10.0-165-0 | | | | 21 YEARLING RUN RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WRIGHT WILLIAM F | | | | 08/21/2001 | QS | 370,000 | 14155-291 | | | | |
| CIMENO J SCOTT TR | | | | 04/03/2001 | B | 89,900 | 13695-299 | | | | |
| ANDERSON VIRGINIA L | | | | 10/29/1993 | | | 8858-155 | | | | |

| 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 | % |
| 16495 | 06/15/2016 | 3 | ALT/RENO | | 12/02/2022 | SL | 100 | 100 |
| 01112 | 03/09/2001 | 4 | DETACH.STRUC | 57,000 | 06/11/2018 | TL | 100 | 100 |
| | | 1 | NEW CONSTRUC | 150,000 | 01/02/2002 | TL | 100 | 100 |

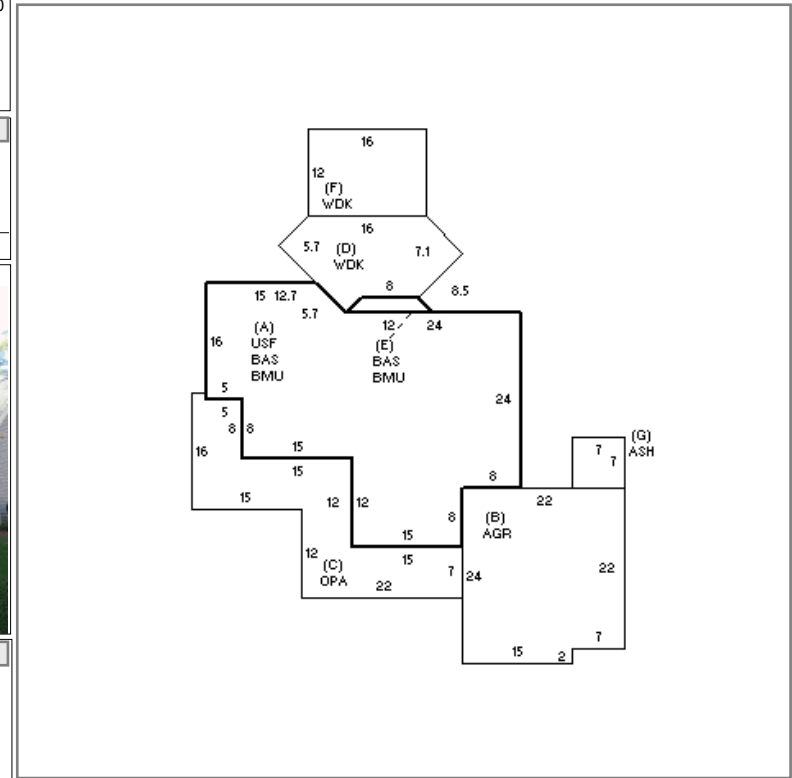
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|---------|
| 100 | S | 80,000 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 169,704 | 0.64 | 10 | 0.90 | R03 | 0.80 | 201,000 |
| 300 | A | 0.391 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 13,040 | 1.00 | OS | 1.00 | R03 | 0.80 | 5,100 |

| TOTAL | 2.228 Acres | ZONING | 2 | FRNT | 394 | ASSESSED | LAND 206,100 BUILDING 484,400 DETACHED 49,700 OTHER 0 TOTAL 740,200 | CURRENT | 206,100 484,400 49,700 0 740,200 | PREVIOUS | 182,400 429,600 47,300 0 659,300 |
|-------|-------------|---------|--|------|-----|----------|---|---------|--|----------|--|
| Nbhd | BDALE | N | HAS PART OF 330 FT UTILITY EASEMENT RUNNING THROUGH=topo | O | | T | | E | | | |
| Infl1 | AVG | N_Index | AVG | | | | | | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| GFU | E | 1.90 | 10 0.90 | 24 X 28 | 672 | 78.09 | 47,200 |
| SHF | G | 1.20 | 10 0.90 | 10 X 14 | 140 | 19.71 | 2,500 |
| SHF | A | 1.00 | 50 0.50 | 6 X 6 | | 0.00 | |
| GHD | A | 1.00 | 50 0.50 | 6X8 | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 12/2/2022 | SL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/2/2022 | EST |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] | REVIEW | 12/2/2022 | SL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 2001 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | |
|-----------------|-------|------------|-----------------|------------|-----------------|----------------|-------|------|-----|---------------|-----------------|-----------------|-----------|-----------|---------|---------|
| NET AREA | 2,220 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,120 | | 45.79 | 51,286 | |
| \$NLA(RCN) | \$260 | OVERALL | 1.190 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,120 | 2001 | 241.06 | 269,988 | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 1,100 | 2001 | 130.56 | 143,614 |
| STORIES | 2 | 1.00 | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | AGR | N | ATT GARAGE | 514 | | 77.61 | 39,893 | | |
| ROOMS | 6 | 1.00 | FLOOR COVER | 1 | HARDWOOD | 1.02 | C | OPA | N | OPEN PORCH | 401 | | 73.90 | 29,636 | | |
| BEDROOMS | 3 | 1.00 | INT. FINISH | 2 | DRYWALL | 1.00 | + | WDK | N | WOOD DECK | 408 | | 26.82 | 10,944 | | |
| BATHROOMS | 2 | 1.00 | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | G | ASH | N | ATT SHED | 49 | | 31.21 | 1,530 | | |
| FIXTURES | 12 | 1.00 | FUEL SOURCE | 2 | GAS | 1.00 | | F2I | O | FPL 2S 1OP | 1 | | 11,061.90 | 11,062 | | |
| GARAGE CAPACITY | 4 | 1.00 | USE | 0 | | 1.00 | | FIX | O | XTRA FIXTURES | 7 | | 2,674.20 | 18,719 | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | | |
| # OF HALF BATHS | 1 | 1.00 | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | |

| TOTAL RCN | 576,671 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2003 / 19 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$484,400 |