

Key: 17750

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.343

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION						
PIRRO WENDY M 5 COTTONWOOD CIRCLE MIDDLEBORO, MA 02346				7.0-156-0				227 OLD PLYMOUTH RD						
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)							
PIRRO WENDY M				10/26/2022	QS	1,050,000	(142862)							
SAWYER ROBERT W & SAWYER ROBERT W				11/29/2018	F	100	(142862)							
				05/23/2014	V	140,000	(142862)							
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	1	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00 R03	1.00	216,390
300	A	2,912	1	1.00	100	1.00	100	1.00	9,780	1.00	ML	0.60 R03	1.00	28,480

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	%
SR-22-44	10/05/2022	3	ALT/RENO		02/02/2023	SL	100	100
EXB-21-513	07/27/2021	4	DETACH.STRUC	1,000	02/02/2023	SL	100	100
17568	07/24/2017	2	SOLAR	20,000			100	100
16962	11/01/2016	2	ADDITIONS	12,000	09/05/2017	BC	100	100
		1	NEW CONSTRUCT	238,500	09/05/2017	BC	100	100

DETACHED

TOTAL	3.830 Acres	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	144,844 upland;combined map 7 Pcl 8			LAND	244,900	216,700
Inf1	AVG		BUILDING	956,500	799,900			
N_Index	AVG		DETACHED	5,200	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,206,600</b>	<b>1,016,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90	10 0.90	10X19	2022	190	30.30
							5,200



BUILDING	CD	ADJ	DESC	MEASURE	2/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/6/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	2/6/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	2016	SIZE ADJ	0.980
NET AREA	4,842	DETAIL ADJ	1.000
\$NLA(RCN)	\$204	OVERALL	1.190
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		13	1.00
BEDROOMS		5	1.00
BATHROOMS		5	1.00
FIXTURES		21	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		50	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,696		39.28	66,623
+	LLF	L	LOWER LEVEL FIN	1,286	2016	67.91	87,331
+	BAS	L	BASE AREA	1,696	2016	231.62	392,830
+	USF	L	UPPER STORY FIN	1,860	2016	133.37	248,072
B	BMU	N	BSMT UNFINISHED	312		78.75	24,570
+	WDK	N	WOOD DECK	347		27.40	9,508
+	OPA	N	OPEN PORCH	301		75.50	22,725
I	DKC	N	DECK-COMPOSITE	478		80.55	38,501
J	PTA	N	PATIO	320		17.44	5,582
	BMG	O	BSMT GARAGE	2		9,143.95	18,288
	FIX	O	XTRA FIXTURES	18		2,731.91	49,174
	GFP	O	GAS FIREPLACE	2		8,210.05	16,420
	KIT	O	EXTRA KITCHEN	1		6,443.60	6,444

TOTAL RCN	986,068
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$956,500

