Key: 2339

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,364

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WILSON MATTHEW T & KAREN A WILSON PO BOX 501 SAGAMORE, MA 02561	12.3-135-0	8 PLEASURE POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WILSON MATTHEW T &	06/25/1999	QS	365,000	(153704)
MARINELLA ROBERT J SR &	03/09/1994	QS	56,000	(133146)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

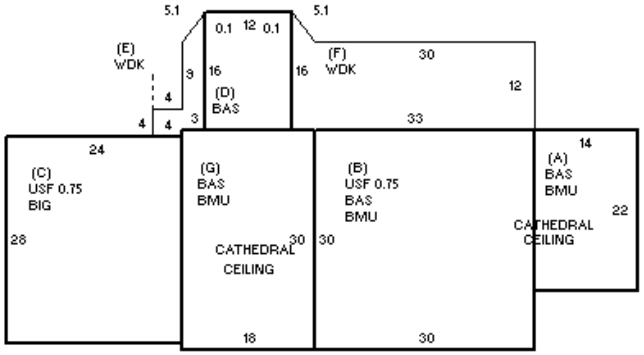
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17315	05/03/2017	15	INSULATE/WEA	1,502			100	100
14739	09/04/2014	15	INSULATE/WEA	1,374	11/20/2014		100	100
11112	03/22/2011	9	DECK	10,000	02/20/2015		100	100
09426	09/10/2009	9	DECK	5,000	01/22/2010	TL	100	100
01568	09/11/2001	10	WOODSTOVE	2,000	04/04/2002	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,157	2 1.00	100 1.00	100 1.00	388,905	1.70	A 1.00	CEX 1.65			305,670

TOTAL	20,168 SF	ZONING	1	FRNT	137
Nbhd	S SAG	NOTE	CANAL VIEW		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	305,700	270,500
BUILDING	575,000	508,800
DETACHED	0	0
OTHER	0	0
TOTAL	**880,700**	**779,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 01/22/2010

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/20/2015	DB
LIST	2/20/2015	EST
REVIEW	2/20/2015	DB

YEAR BLT	1994	SIZE ADJ	0.995
NET AREA	3,119	DETAIL ADJ	1.000
$NLA(RCN)	$230	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,748		35.63	62,274
+	USF	L	UPPER STORY FIN	1,179	1994	124.91	147,273
C	BIG	N	BUILT-IN GARAGE	672		88.61	59,543
+	BAS	L	BASE AREA	1,940	1994	212.80	412,829
+	WDK	N	WOOD DECK	460		25.66	11,806
	F11	O	FPL 1S 1OP	1		9,633.30	9,633
	FIX	O	XTRA FIXTURES	6		2,558.72	15,352

TOTAL RCN	718,710

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$575,000