

Key: 2758

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.784

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WIECHMANN DETLEF H & SANDRA J WIECHMANN 15 NYE LN BOURNE, MA 02532				14.4-9-0				15 NYE LN				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WIECHMANN DETLEF H & WRIGHT PRESCOTT E ETUX KUHN NOBUKO O				10/29/2004 08/01/2003 07/31/2003	QS F X	641,500 95,000	(174884) (170054) (143817)	
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,200 4	1.00	100	1.00	235,700	1.51	A	1.00	R03	1.00	190,030

LAND

TOTAL	23,217 SF	ZONING	1	FRNT	200	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE Deeded beach rights & private ramp	LAND	190,000	168,200			
Infl1	AVG		BUILDING	617,300	552,700			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
			TOTAL	809,800	723,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	10 X 14	2005	140	19.71	2,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/26/2021	RP
MODEL	1		RESIDENTIAL	LIST	10/26/2021	RP
STYLE	4	1.05	CAPE [100%]	REVIEW	10/26/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

G

YEAR BLT	2003	SIZE ADJ	1.005
NET AREA	2,453	DETAIL ADJ	1.000
\$NLA(RCN)	\$296	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		13	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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	1,519		40.26	61,157
B	USF	L	UPPER STORY FIN	810	2003	135.67	109,892
C	BIG	N	BUILT-IN GARAGE	576		98.81	56,915
D	OPA	N	OPEN PORCH	36		102.68	3,696
+	BAS	L	BASE AREA	1,643	2003	227.55	373,865
F	PTA	N	PATIO	459		17.14	7,865
G	SOL	N	SOLARIUM	210		108.68	22,824
BGF	N	BSMT GOOD FINIS	700		70.99	49,696	
F21	O	FPL 2S 1OP	1		11,101.70	11,102	
FIX	O	XTRA FIXTURES	8		2,683.90	21,471	
WPL	O	WHIRLPOOL	1		7,736.80	7,737	

TOTAL RCN	726,221
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$617,300

