

Key: 282

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 279

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
GORMAN KATHLEEN M 14 WELDONSD RD BOURNE, MA 02532								3.0-157-0				14 WELDONSD RD			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
GORMAN KATHLEEN M								12/29/2021	QS	450,000	34790-104				
MCCLUNG MARJORIE L								01/10/2000	QS	176,900	12772-19				
LUDDEN PAUL A								06/29/1992	QS	90,900	08088-00219				

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	%
EXB-23-316	05/22/2023	3	ALT/RENO	7,800	07/10/2023	TL	100	100
		3	ALT/RENO				100	100
		12	CYCLICAL		01/18/2018	TL	100	100
960550	11/06/1996	3	ALT/RENO	1,200	07/10/1997	JC	100	100
950110	03/23/1995	3	ALT/RENO	3,100	02/17/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,993 3		1.00	100 1.00	212,130	1.24	A	1.00	R05	0.90	180,620

TOTAL	30,013 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	180,600	177,600
Infl1	AVG		BUILDING	276,900	233,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	457,500	411,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/21/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/21/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/10/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,152	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		54.45	41,821
\$NLA(RCN)	\$276	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1992	244.02	187,406
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	384	1992	130.17	49,985
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	360		25.27	9,097
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	192		16.70	3,206
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,519.37	7,558
				HEATING/COOLING	2	HOT WATER	1.02		JAC	O	JACUZZI	1		14,527.00	14,527
				FUEL SOURCE	2	GAS	1.00		MST	O	MAS/METAL STACK	1		4,721.30	4,721
				USE	0		1.00								

TOTAL RCN	318,321	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	V
		KITCHEN	G
		BATHS	G
		HEAT	A
		ELECT	A
		EFF.YR/AGE	2006 / 16
		COND	13 13 %
		FUNC	0
		ECON	0
		DEPR	13 % GD 87
		RCNLD	\$276,900

