

Key: 3472

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.513

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CURRENT OWNER										PARCEL ID				LOCATION			
WAGNER RONALD W ETUX MARSHA K WAGNER 79A MAIN STREET BOYLSTON, MA 01505-1919										19.3-25-0				4 WINDMILL RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
WAGNER RONALD W ETUX										04/09/2002	O	845,000	15031-318				
DECANEAS JOHN D										05/23/1996	QS	325,000	10215-326				
SACHS TOBY B										08/23/1993	F	10	N/A-N/A				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,000 4	1.00	DCK	1.00	100	1.00	612,820	1.00	A	1.00	BSP	2.60	562,620			
200	A	0.918 4	1.00	100	1.00	100	1.00	244,920	1.00	A	1.00	BSP	2.60	224,840			
300	A	2.524 4	1.00	100	1.00	100	1.00	42,380	1.00	A	1.00	BSP	2.60	106,970			

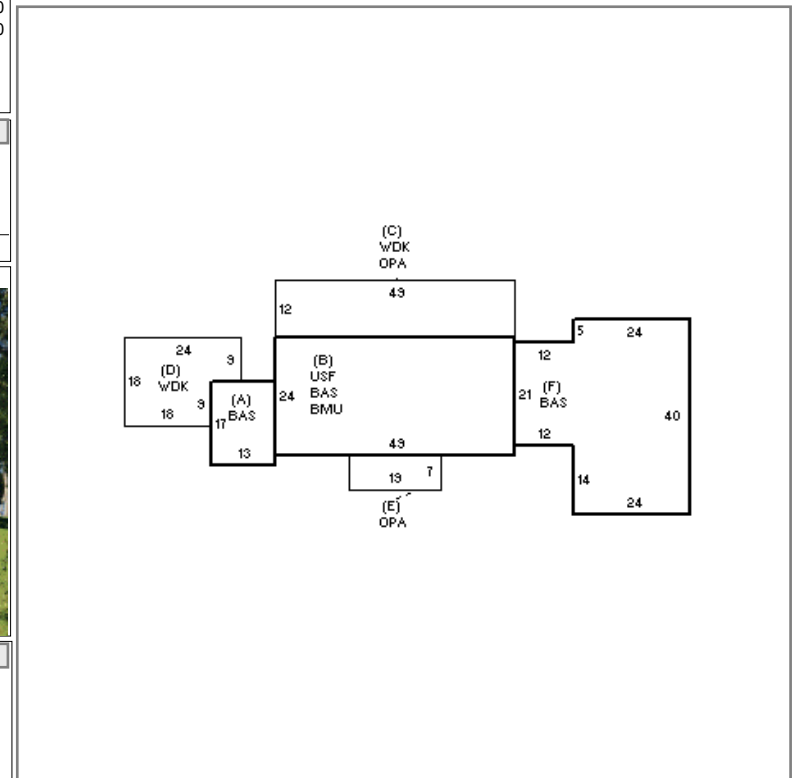
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15376		3	ALT/RENO		07/17/2020	TL	100	100
14996	05/18/2015	4	DETACH.STRUC	5,000	01/11/2019	DB	100	100
02384	11/18/2014	8	POOL	175,000	06/11/2015		100	100
	06/13/2002	2	ADDITIONS	8,100	10/06/2015	SW	100	100
		6	FENCE		11/05/2003	TL	100	100

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TOTAL	4.360 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N Changed address to 4 Windmill Rd in 2002;Chapter 91 O license #98-1 Expires 2094					LAND	894,400	761,000
Infl1	DOCK	T					BUILDING	1,040,800	921,100
N_Index	AVG	E					DETACHED	219,300	208,900
							OTHER	196,900	175,400
							TOTAL	2,351,400	2,066,400

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	S	3.00	10 0.90	5X63	315	543.60	154,100
APO	V	1.30	10 0.90	15X30	2015	0.00	
FLD	S	3.00	10 0.90	10X20 (2)	400	181.20	65,200



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BUILDING	CD	ADJ	DESC	MEASURE	1/11/2019	BC
MODEL	1		RESIDENTIAL	LIST	1/11/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	1/11/2019	BC
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1922	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,040,812
NET AREA	3,785	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,433	2014	243.95	349,577	CONDITION ELEM	CD
\$NLA(RCN)	\$275	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,176		54.10	63,618	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	1,176	1922	243.95	286,882	INTERIOR	V
				ROOF COVER	1	ASP/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,176	1922	154.24	181,383	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	721		87.31	62,949	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	966		31.69	30,611	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F21	O	FPL 2S 1OP	1		13,068.30	13,068	ELECT	U	
				FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	1		13,679.50	13,680			
				USE	0		1.00	FIX	O	XTRA FIXTURES	10		3,159.29	31,593			
								KIT	O	EXTRA KITCHEN	1		7,451.70	7,452			
																EFF.YR/AGE	2021 / 1
																COND	1 1 %
																FUNC	0
																ECON	0
																DEPR	0 % GD 100
																RCNLD	\$1,040,800

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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
WAGNER RONALD W ETUX MARSHA K WAGNER 79A MAIN STREET BOYLSTON, MA 01505-1919		19.3-25-0	4 WINDMILL RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

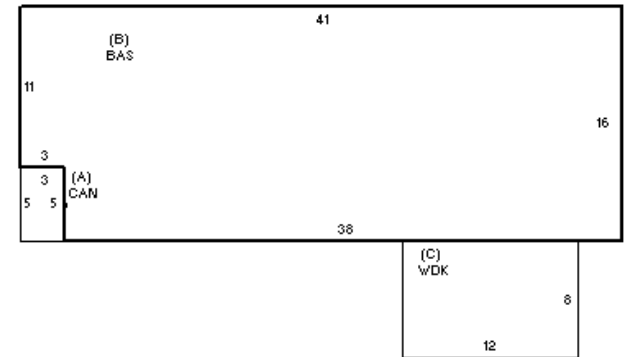
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd Infl1 N_Index	NOTE		LAND BUILDING DETACHED OTHER TOTAL	85,200	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2019	BC
MODEL	1		RESIDENTIAL	LIST	1/11/2019	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	1/11/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	112,168		
NET AREA	641	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	CAN	N	CANOPY	15		11.99	180	CONDITION ELEM	CD		
\$NLA(RCN)	\$175	OVERALL	0.760	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	641	1900	159.90	102,498	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	96		34.11	3,274	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		6,215.60	6,216	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	A		
				INT. FINISH	5	OTHER	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$85,200

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LEGALS

CURRENT OWNER						PARCEL ID			LOCATION			
WAGNER RONALD W ETUX MARSHA K WAGNER 79A MAIN STREET BOYLSTON, MA 01505-1919						19.3-25-0			4 WINDMILL RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				3	3 of 3	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

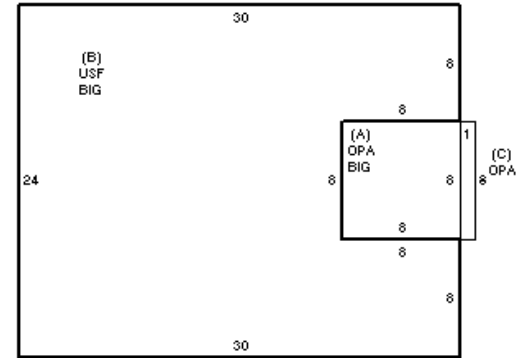
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND BUILDING DETACHED OTHER TOTAL	111,700	
Infl1					
N_Index					

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2019	BC
MODEL	1		RESIDENTIAL	LIST	1/11/2019	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	1/11/2019	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2007	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	120,133
NET AREA	656	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	64		98.83	6,325	CONDITION ELEM	CD
\$NLA(RCN)	\$183	OVERALL	0.810	EXT COVER	1	WOOD SHINGLE	1.02	B	BIG	N	BUILT-IN GARAGE	656		67.02	43,968	EXTERIOR	A
CAPACITY		UNITS	ADJ	ROOF SHAPE	2	HIP	1.02	B	USF	L	UPPER STORY FIN	656	2007	98.82	64,825	INTERIOR	V
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	72		69.65	5,015	KITCHEN	A
ROOMS	3	1.00		FLOOR COVER	1	HARDWOOD	1.02									BATHS	A
BEDROOMS	1	1.00		INT. FINISH	2	DRYWALL	1.00									HEAT	A
BATHROOMS	1	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	A
FIXTURES	0	1.00		FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE 2012 / 10	
GARAGE CAPACITY	1	1.00		USE	0		1.00									COND	7 7 %
% BSMT FINISH	0	1.00														FUNC	0
# OF HALF BATHS	0	1.00														ECON	0
# OF UNITS	1	1.00														DEPR	7 % GD 93
																RCNLD	\$111,700