

Key: 3607

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.658

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
MCMAHON CHRISTINE 69 PATRICIA LN S WEYMOUTH, MA 02190		19.3-177-0	10 WOLF RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
MCMAHON CHRISTINE		07/03/2008	QS	280,000	(186398)	
EPSTEIN DAVID A ETUX		11/26/2002	F	1	(167395)	
EPSTEIN DAVID A		11/10/1998	A	118,900	(150849)	

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	%
19570	06/28/2019	3	ALT/RENO	2,245			100	100
970067	02/14/1997	6	FENCE	1,600	04/15/1998	JS	100	100

LAND

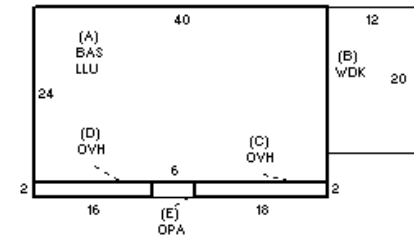
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,300 4	1.00	100	1.00	100	1.00	235,700	2.80	A	1.00	R03 1.00	171,350

TOTAL	11,282 SF	ZONING	1	FRNT	81	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	171,400	151,700
Infl1	AVG		BUILDING	262,000	231,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>433,400</b>	<b>383,600</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/03/2014



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/3/2014	JB
MODEL	1		RESIDENTIAL	LIST	6/3/2014	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	8/16/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,988	DETAIL ADJ	1.000
\$NLA(RCN)	\$163	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	63	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	960		33.65	32,307
EXT COVER	2	CLAPBOARD	1.00	A	BAS	L	BASE AREA	960	1977	208.30	199,967
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	240		27.21	6,529
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	68	1977	190.23	12,936
FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	12		99.88	1,199
INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	960	1977	57.27	54,983
HEATING/COOLING	2	HOT WATER	1.02		F12	O	FPL 1S 2OP	1		8,844.40	8,844
FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,237.00	6,711
USE	0		1.00								

TOTAL RCN	323,476
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$262,000