Key: 3608

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,659

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRETSCHL DONNA L ET VIR TIMOTHY FRETSCHL 12 WOLF RD BUZZARDS BAY, MA 02532	19.3-178-0	12 WOLF RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRETSCHL DONNA L ET VIR	08/10/2011	F	1	(194945)
FRETSCHL DONNA L	05/13/2003	H		(169150)
GILDERSLEEVE ROBERT S &		XX		644-22

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

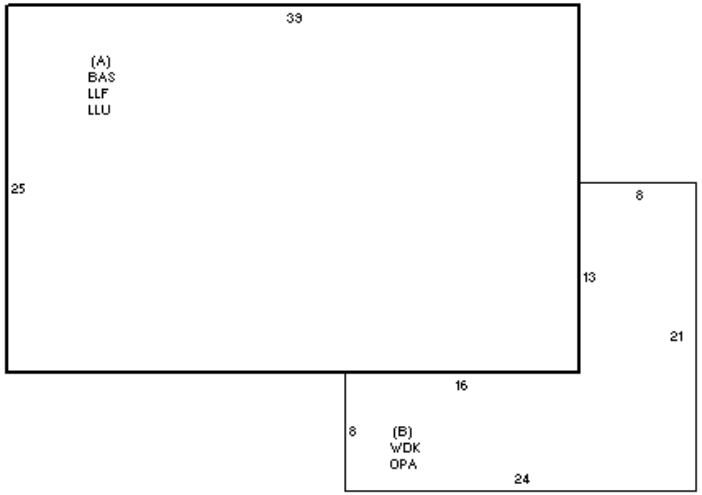
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,500	4 1.00	100 1.00	100 1.00	235,700	2.76	A 1.00	R03 1.00			171,670

TOTAL	11,500 SF	ZONING	1	FRNT	81
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	171,700	151,900
BUILDING	253,700	224,500
DETACHED	0	0
OTHER	0	0
TOTAL	**425,400**	**376,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 8			0.00	

PHOTO 08/17/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2021	RP
LIST	8/17/2021	EST
REVIEW	8/17/2021	RP

YEAR BLT	1976	SIZE ADJ	1.010
NET AREA	1,950	DETAIL ADJ	1.000
$NLA(RCN)	$169	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	60	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	975		33.01	32,181
A	LLF	L	LOWER LEVEL FIN	975	1976	56.17	54,769
A	BAS	L	BASE AREA	975	1976	204.29	199,186
B	OPA	N	OPEN PORCH	296		60.63	17,946
B	WDK	N	WOOD DECK	296		26.68	7,898
	F12	O	FPL 1S 2OP	1		8,674.30	8,674
	FIX	O	XTRA FIXTURES	4		2,193.80	8,775

TOTAL RCN	329,429

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$253,700