

Key: 4042

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.128

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WYLDE BETHANY S & FRANK EVANGELISTA 43 HEAD OF THE BAY RD BUZZARDS BAY, MA 02532				20.1-44-0				43 HEAD OF THE BAY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WYLDE BETHANY S & WYLDE BETHANY S				11/14/2022	F	1	35480-65				
ITALIANO WILLIAM S JR				06/30/2016	QS	230,000	29768-2				
				12/15/1998	QS	65,000	11915-263				

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	%
17221	04/05/2017	4	DETACH.STRUC	1,100	03/22/2018		100	100
		12	CYCLICAL		08/17/2015	TL	100	100
15158	03/26/2015	3	ALT/RENO	21,000			100	100
200069	02/16/2000	2	ADDITIONS	20,100	06/11/2001	TL	100	100
960202	05/16/1996	6	FENCE	600	05/01/1997	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	12,436	4	1.00	100	1.00	100	1.00	188,560	2.57	A	1.00	R01	0.80				138,510

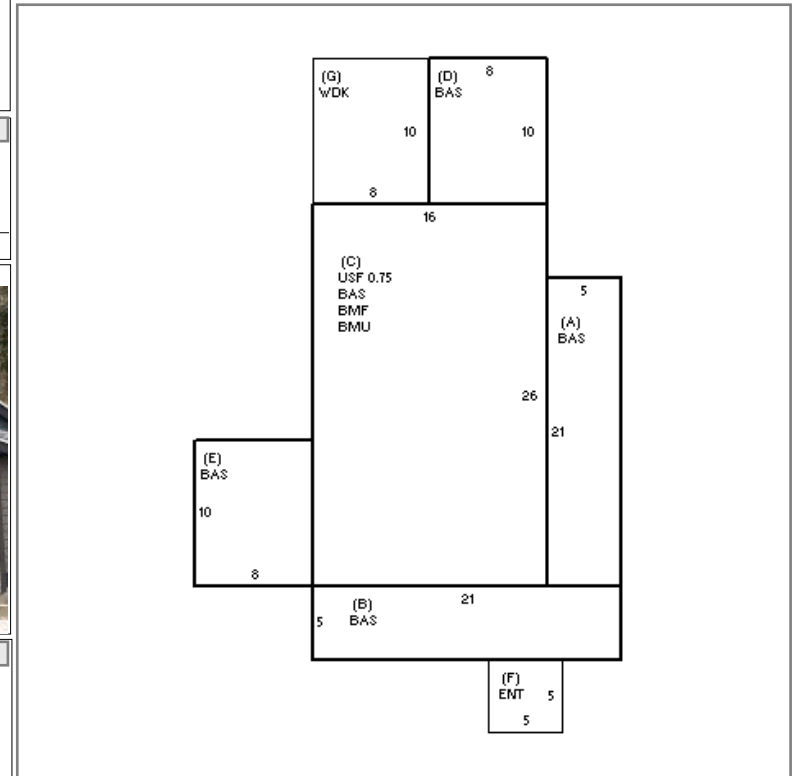
TOTAL	12,436 SF	ZONING	2	FRNT	64	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	138,500	122,600			
Infl1	AVG		BUILDING	234,900	207,800			
N_Index	AVG		DETACHED	21,100	20,100			
			OTHER	0	0			
			<b>TOTAL</b>	<b>394,500</b>	<b>350,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90		448	46.19	18,600
SHF	A	1.00	A 0.75		216	15.23	2,500
SHF	A	1.00	10 0.90 8 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/12/2018	BC
MODEL	1		RESIDENTIAL	LIST	3/12/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1901	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,098	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	681	1901	210.83	143,577
\$NLA(RCN)	\$228	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	105	2013	210.84	22,138
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	416		47.05	19,572
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMF	N	BSMT FINISH	416		44.78	18,630
				FLOOR COVER	2	SOFTWOOD	1.02	C	USF	L	UPPER STORY FIN	312	1901	112.46	35,089
				INT. FINISH	1	PLASTER	1.00	F	ENT	N	ENCLOSED ENTRY	25		116.72	2,918
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	80		44.97	3,598
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	2		2,176.55	4,353
				USE	0		1.00								



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

TOTAL RCN	249,875
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$234,900