Key: 4509

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,594

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MACUCH PAUL E & JANET S MACUCH 4 VIRGINIA DRIVE LAKEVILLE, MA 02347-1725	23.1-137-0	18 WRIGHT LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MACUCH PAUL E &	11/01/1996	QS	68,500	10465-91

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	%
H367	05/19/2020	2	ADDITIONS		06/30/2021	TL	100	100
20233	03/17/2020	2	ADDITIONS	10,000	06/30/2021	TL	100	100
14488	06/23/2014	9	DECK	8,000	01/30/2015	DB	100	100
980386	07/01/1998	4	DETACH.STRUC	500	01/13/1999	JS	100	100
970036	01/20/1997	3	ALT/RENO	5,000	01/13/1999	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	7,280	5 1.00	100 1.00	100 1.00	294,625	4.19	A 1.00	R08 1.25			206,310

TOTAL	7,275 SF	ZONING	1	FRNT	70

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

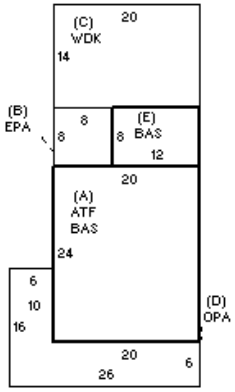
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	206,300	182,600
BUILDING	164,100	145,300
DETACHED	0	0
OTHER	0	0
TOTAL	370,400	327,900

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	6 X 8			0.00	

PHOTO 07/20/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	TL
LIST	7/20/2021	EST
REVIEW	7/20/2021	TL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	576	DETAIL ADJ	1.000
$NLA(RCN)	$331	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	576	1950	225.91	130,125
A	ATF	N	ATTIC FINISH	480		64.59	31,001
B	EPA	N	ENCLOSED PORCH	64		105.47	6,750
C	WDK	N	WOOD DECK	280		26.95	7,545
D	OPA	N	OPEN PORCH	216		61.23	13,226
	FIX	O	XTRA FIXTURES	1		2,216.10	2,216

TOTAL RCN	190,863

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

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD		$164,100