**Key: 4511**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,596

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| DUNN MAUREEN E<br>14 WRIGHT LN<br>BUZZARDS BAY, MA 02532-3462 | 23.1-139-0 | 14 WRIGHT LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| DUNN MAUREEN E | 08/20/1997 | QS | 105,000 | 10909-58 |

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

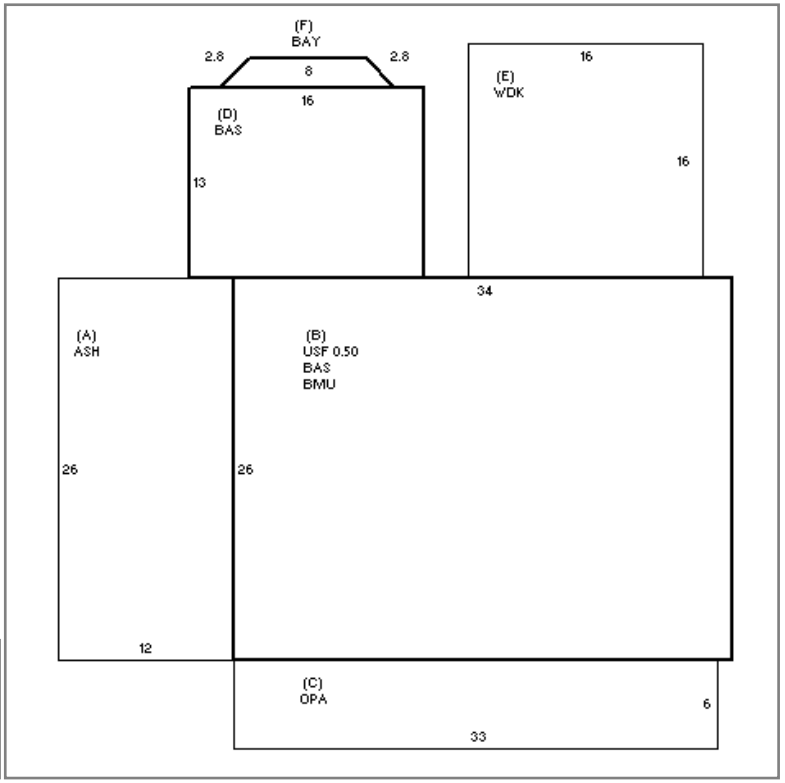
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 20058 | 01/20/2020 | 14 | SOLAR | 14,000 | | | 100 | 100 |
| 181047 | 12/17/2018 | 2 | ADDITIONS | 63,000 | 07/07/2020 | TL | 100 | 100 |
| 11512 | 09/02/2011 | 9 | DECK | 2,000 | 06/30/2019 | TL | 100 | 100 |
| 08202 | 05/08/2008 | 3 | ALT/RENO | 1,000 | 06/16/2009 | | 100 | 100 |
| 06747 | 11/27/2006 | 3 | ALT/RENO | | 02/08/2008 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 7,000 | 5 1.00 | 100 1.00 | 100 1.00 | 294,625 | 4.35 | A 1.00 | R08 1.25 | | | 205,760 |

| TOTAL | 7,013 SF | ZONING | 1 | FRNT | 70 |
|---|---|---|---|---|---|
| Nbhd | TAY PT | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 205,800 | 182,100 |
| BUILDING | 336,700 | 301,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **542,500** | **483,400** |




## DETACHED

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

PHOTO 01/01/2003

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 7/7/2020 | TL |
|---|---|---|
| LIST | 7/7/2020 | EST |
| REVIEW | | |

| YEAR BLT | 1954 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,554 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $243 | OVERALL | 1.090 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.5 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 2 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 9 | 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 | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 2 | HOT WATER | 1.02 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | ASH | N | ATT SHED | 312 | | 22.94 | 7,156 |
| B | BMU | N | BSMT UNFINISHED | 884 | | 40.14 | 35,488 |
| B | BAS | L | BASE AREA | 884 | 1954 | 211.34 | 186,821 |
| B | USF | L | UPPER STORY FIN | 442 | 1954 | 121.13 | 53,541 |
| C | OPA | N | OPEN PORCH | 198 | | 71.95 | 14,247 |
| D | BAS | L | BASE AREA | 208 | 2018 | 211.34 | 43,958 |
| E | WDK | N | WOOD DECK | 256 | | 28.51 | 7,299 |
| F | BAY | L | BAYWINDOW | 20 | 2018 | 199.38 | 3,988 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,697.80 | 9,698 |
| | FIX | O | XTRA FIXTURES | 4 | | 2,344.38 | 9,378 |
| | WPL | O | WHIRLPOOL | 1 | | 6,758.40 | 6,758 |

| TOTAL RCN | 378,330 |
|---|---|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | A |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2008 / 14 |
| COND | 11 11 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 11 % GD 89 |
| RCNLD | $336,700 |