Key: 4549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,634

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BISCEGLIA PAUL M TR 4-6 WILSON AVENUE REALTY TRUST 106 GUNNING PT RD PLYMOUTH, MA 02360	23.2-29-0	4-6 WILSON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BISCEGLIA PAUL M TR	12/26/2000	N	250,000	13449-199
HESKETH STANLEY	03/30/1989	F		6679-36

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1120	100	APT - MORE THAN 8 UT		1	1 of 1

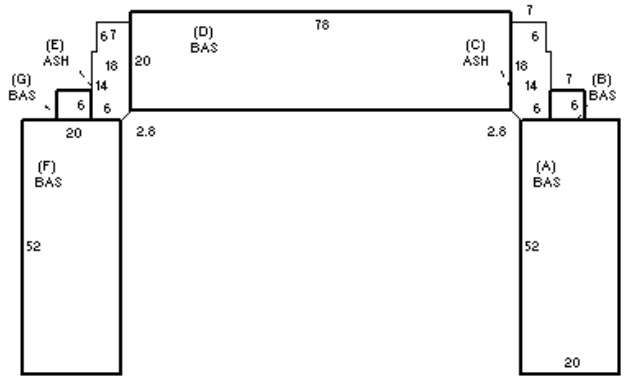
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08146	04/15/2008	3	ALT/RENO	1,000	11/21/2008	JB	0	100
4549	02/16/2005	3	ALT/RENO	2,400	05/28/2007	MM	100	100
02216	04/17/2002	3	ALT/RENO	10,000	08/07/2003	MJ	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
112	U	11	APT 1.00	100 1.00	100 1.00	36,800	1.00	A 1.00	APA 1.00			404,800

TOTAL	27,791 SF	ZONING		FRNT	132
Nbhd	APTS	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	404,800	385,000
BUILDING	418,500	402,400
DETACHED	0	0
OTHER	0	0
TOTAL	**823,300**	**787,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/02/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	5		CIM-5
STYLE	15	1.00	APARTMENT [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/2/2021	RP
LIST	7/2/2021	EST
REVIEW	7/2/2021	RP

YEAR BLT	1950	SIZE ADJ	1.000
NET AREA	3,724	DETAIL ADJ	2.289
$NLA(RCN)	$152	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	1.00
EXT. COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/CMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOL	7	FLR/WALL UNIT	0.95
FUEL SOURCE	2	GAS	1.00
NAF	250	250	2.50

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	3,724	1950	150.04	558,739
+	ASH	N	ATT SHED	304		22.30	6,779

TOTAL RCN	565,518
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
CDN/APP	G

EFF.YR/AGE	1991 / 31		
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD			$418,500