

Key: 4550

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.635

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SILVA KATHRYN M 2 WILSON AVE BUZZARDS BAY, MA 02532-3189				23.2-30-0				2 WILSON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SILVA KATHRYN M				09/29/2000	H	125,500	13272-265				
HESKETH CATHERINE ESTATE				09/29/2000	X		NA-NA				
HESKETH CATHERINE					XX		03491-0330				

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	%
EXB-20-462	11/18/2020	15	INSULATE/WEA	5,000				
		13	OTHER		09/07/2017		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	12,060 4	1.00	100	1.00	100	1.00	235,700	2.64	A	1.00	R02 1.00	172,550

TOTAL	12,066 SF	ZONING	1	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	172,600	122,200			
Infl1	AVG		BUILDING	214,800	190,100			
N_Index	AVG		DETACHED	11,100	10,700			
			OTHER	0	0			
			<b>TOTAL</b>	<b>398,500</b>	<b>323,000</b>			

DETACHED

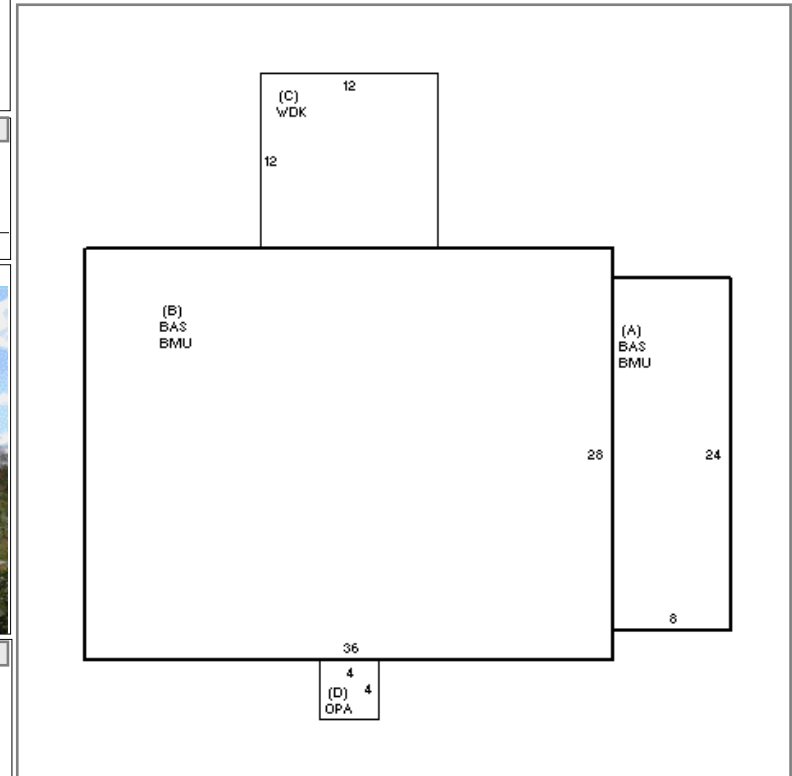
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 12 X 24		288	46.93	10,100
PTD	A	1.00 A	0.75 12 X 12		144	4.70	500
CAN	A	1.00 A	0.75 12 X 12		144	4.78	500



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/29/2013	JB
MODEL	1		RESIDENTIAL	LIST	10/29/2013	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/7/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,200	DETAIL ADJ	1.000
\$NLA(RCN)	\$236	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	3	ALUMINUM	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,200		36.64	43,970
+	BAS	L	BASE AREA	1,200	1969	192.90	231,476
C	WDK	N	WOOD DECK	144		39.71	5,718
D	OPA	N	OPEN PORCH	16		95.53	1,528

TOTAL RCN	282,692
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$214,800