

Key: 5300

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.442

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WILKIE BRIAN A ETUX ARLENE M BELLI-WILKIE 19 PLEASANT ST SOUTH WEYMOUTH, MA 02190				26.1-68-0				39 RUSSELL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILKIE BRIAN A ETUX				08/31/2012	QS	282,500	26636-202				
MCKAY ANN B				08/31/2012	F		26636-199+00				
MCKAY HARRY W JR &					XX		01444-0123				

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	%
17188	03/19/2017	3	ALT/RENO	16,000	03/22/2018		100	100
		12	CYCLICAL		06/13/2016	TL	100	100
970345	07/02/1997	6	FENCE	1,000	04/22/1998	JS	100	100
960290	06/26/1996	3	ALT/RENO	4,900	04/30/1997	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	7,657	7	1.00	100	1.00	100	1.00	424,260	4.00	A	1.00	BGD	1.80			298,150

TOTAL	7,667 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	298,200	263,900			
Infl1	AVG		BUILDING	213,900	189,300			
N_Index	AVG		DETACHED	10,200	9,800			
			OTHER	0	0			
			TOTAL	522,300	463,000			

DETACHED

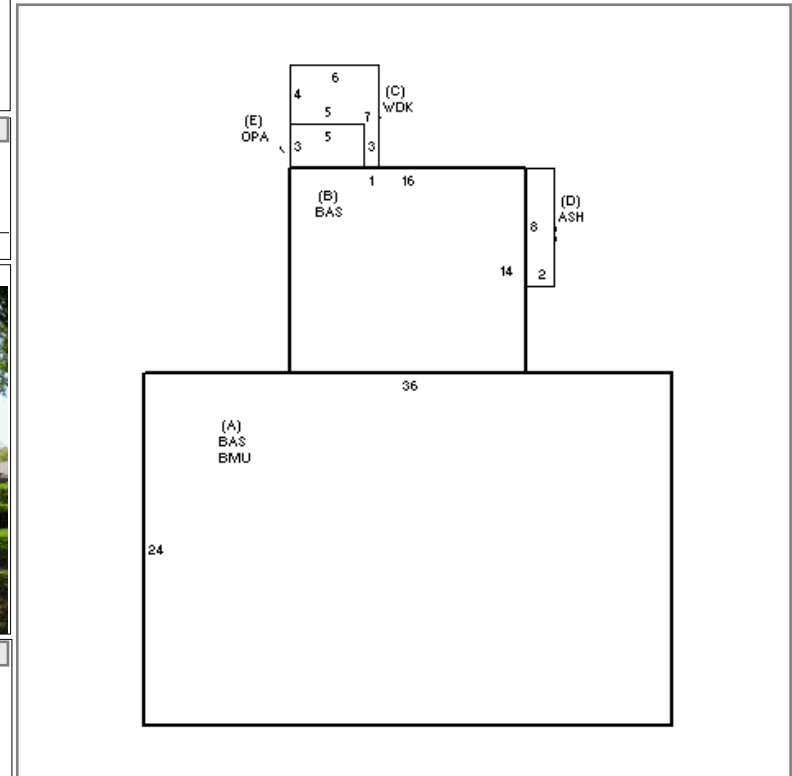
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75	14 X 24	336	40.60	10,200



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2014	TL
MODEL	1		RESIDENTIAL	LIST	3/28/2014	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	3/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

BLDG COMMENTS



YEAR BLT	1965	SIZE ADJ	1.015
NET AREA	1,088	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	2	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	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	2	DRYWALL	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	TOTAL RCN	267,425
A	BMU	N	BSMT UNFINISHED	864		37.75	32,618		
+	BAS	L	BASE AREA	1,088	1965	198.74	216,232		
C	WDK	N	WOOD DECK	27		65.61	1,771		
D	ASH	N	ATT SHED	16		25.75	412		
E	OPA	N	OPEN PORCH	15		98.42	1,476		
	F11	O	FPL 1S 1OP	1		8,301.00	8,301		
	FIX	O	XTRA FIXTURES	3		2,204.83	6,615		

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$213,900