

Key: 5322

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.464

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WIGHTMAN CHERYLANN TRUST & WALTER WIGHTMAN TRUST 106R PEARL ST WOBURN, MA 01801				26.1-96-0				55 GILDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WIGHTMAN CHERYLANN TRUST				12/22/2022	F	1 35558-198					
WIGHTMAN CHERYL ANN & SWEET DONALD S TRS OF				06/17/2019	QS	864,000	32092-77				
				07/15/2014	F	1 28265-31					

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 %
20179	02/24/2020	15	INSULATE/WEA	4,039			100 100
18669	08/10/2018	3	ALT/RENO	1,000			100 100
171048	12/26/2017	3	ALT/RENO	500	05/07/2018	TL	100 100
17971	12/04/2017	3	ALT/RENO	6,000			100 100
200650	10/13/2000	3	ALT/RENO	23,500	09/05/2001	TL	100 100

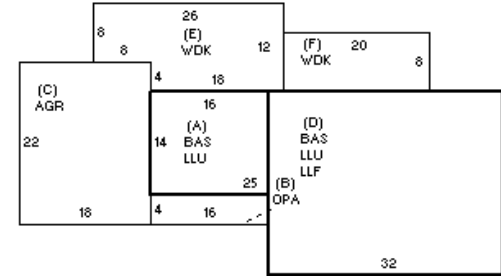
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	12,980	7	1.00	100	1.00	100	1.00	848,520	2.48	A	1.00	CEX	3.60		626,370

TOTAL	12,981 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	626,400	554,400			
Infl1	AVG		BUILDING	391,800	346,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,018,200	901,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/11/2018	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/2/2020	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1966	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	399,834
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,024		37.02	37,908		
\$NLA(RCN)	\$219	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,024	1966	221.80	227,128		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	64		88.55	5,667		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	396		80.65	31,936		
				FLOOR COVER	1	HARDWOOD	1.02	D	LLF	L	LOWER LEVEL FIN	800	1966	71.30	57,037		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	440		24.68	10,859		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F12	O	FPL 1S 2OP	2			9,728.25	19,457		
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4			2,460.50	9,842		
				USE	0		1.00										

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

EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98

RCNLD	\$391,800
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