

Key: 5853

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.011

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION				
YOULDEN WENDY A & ELIZABETH A YOULDEN 44 HERITAGE DR BOURNE, MA 02532		27.0-103-2	44 HERITAGE DR				
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		YOULDEN WENDY A & CAMERON WALTER E		11/05/2010	J	167,000	(C73-10B)
			07/21/2008	F		(C73-10B)	
			03/27/1995	QS	78,000	C73-10B	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18384	05/09/2018	3	ALT/RENO	12,500	03/12/2019	RP	0	100
17139	03/02/2017	3	ALT/RENO	665	03/12/2019	RP	0	100
15545	07/07/2015	3	ALT/RENO		03/21/2016		100	100

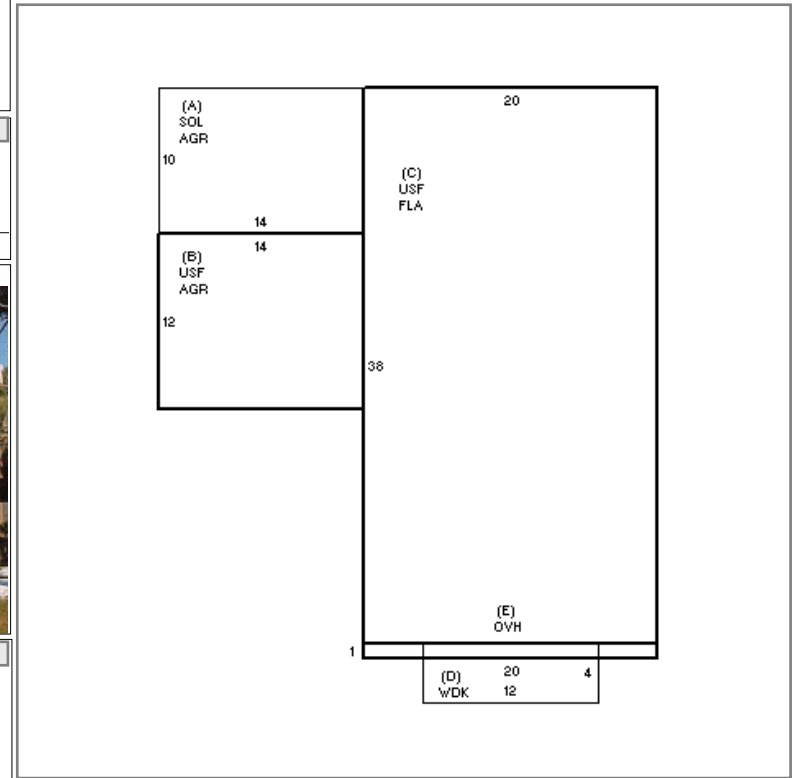
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	30,492 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	0
Infl1			BUILDING	330,200	292,200		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	330,200	292,200		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/20/2011
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/12/2019	RP
MODEL	10		RES CONDO	LIST	3/12/2019	EST
STYLE	1	1.35	TOWN HOUSE END [100%]	REVIEW	3/12/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1981	SIZE ADJ	1.000
NET AREA	1,708	DETAIL ADJ	1.000
\$NLA(RCN)	\$222	OVERALL	1.400
CAPACITY		UNITS	ADJ
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
HALFBATHS	1	1.00	
FIREPLACES	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	10	TRADE WINDS	1.05
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	5	MULTI FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	2	HOT WATER	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	3	GARAGE 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	AGR	N	ATTACHED GARAGE	308		46.06	14,186
A	SOL	N	SOLARIUM	140		65.66	9,192
B	USF	L	UPPER STORY FIN	168	1981	115.84	19,461
C	FLA	L	LIVING AREA	760	1981	322.69	245,248
C	USF	L	UPPER STORY FIN	760	1981	115.84	88,040
D	WDK	N	WOODDECK	48		25.20	1,210
E	OVH	L	OVER HANG	20	1981	112.98	2,260

TOTAL RCN	379,597
CONDITION ELEM CD	
INTERIOR	A
KITCHEN	A
BATHS	A
EXTERIOR	A
EFF.YR/AGE	1981 / 41
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$330,200