Key: 598

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 597

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOLOSCHUK NADIA M &	4.1-204-0	29 TECUMSEH RD
C/O YE XIANG B		
29 TECUMSEH ROAD		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
YE XIANG B	08/08/2023	QS	630,000	35928-112
WOLOSCHUK NADIA M &	09/16/1991	D	147,000	7679-285
WOLOSCHUK NADIA	01/10/1991	D	50,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

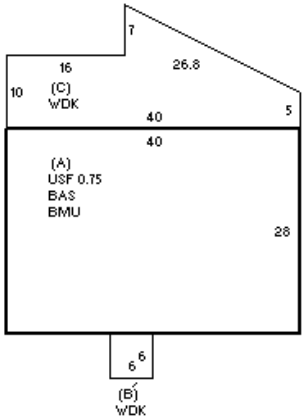
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
14789	09/23/2014	3	ALT/RENO	900	11/20/2014		100	100
11584	09/29/2011	15	INSULATE/WEA	1,200	12/09/2011		100	100
900563	10/16/1990	1	NEW CONSTRUC	65,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,841	1 1.00	100 1.00	100 1.00	294,625	1.59	A 1.00	R05 1.25			234,870

TOTAL	21,824 SF	ZONING	1	FRNT	127
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	234,900	207,900
BUILDING	322,200	285,100
DETACHED	0	0
OTHER	0	0
TOTAL	**557,100**	**493,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/04/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2022	NMP
LIST	12/4/2017	EST
REVIEW	10/31/2018	DB

YEAR BLT	1990	SIZE ADJ	1.010
NET AREA	1,960	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	6	SALTBOX	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,120		38.30	42,899
A	BAS	L	BASE AREA	1,120	1990	201.64	225,838
A	USF	L	UPPER STORY FIN	840	1990	113.08	94,984
+	WDK	N	WOOD DECK	460		22.44	10,321
	BMG	O	BSMT GARAGE	1		7,487.30	7,487
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	388,241

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$322,200