Key: 6518

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,678

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BIGELOW JOHN C **PO BOX 312** **MONUMENT BEACH, MA 02553-0312**	**30.4-203-0**	**5 WYMAN AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BIGELOW JOHN C	10/28/1983	F	1	3912-174

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	%
05140	03/02/2005	10	WOODSTOVE	2,350	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,931	9 1.00	100 1.00	100 1.00	294,625	2.89	A 1.00	BA+ 1.25			213,470

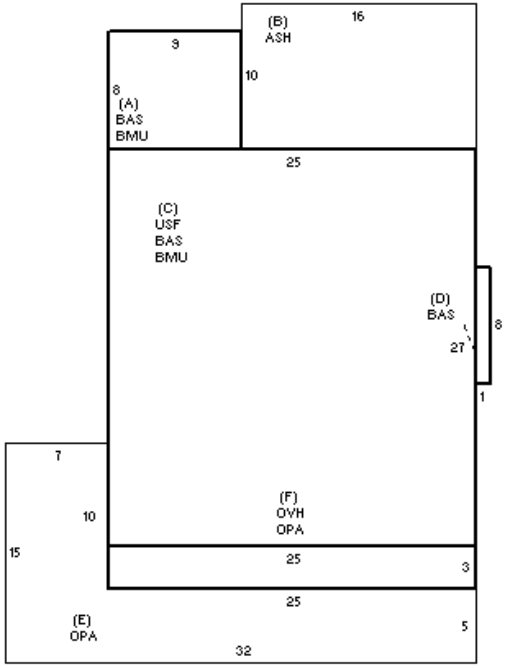
TOTAL	10,934 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	213,500	188,900
BUILDING	244,100	216,000
DETACHED	0	0
OTHER	0	0
TOTAL	**457,600**	**404,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 03/03/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/3/2022	RP
LIST	3/3/2022	EST
REVIEW	3/3/2022	RP

YEAR BLT	1910	SIZE ADJ	1.010
NET AREA	1,505	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1.9	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	747		47.42	35,423
B	ASH	N	ATT SHED	160		23.19	3,711
C	USF	L	UPPER STORY FIN	675	1910	112.02	75,612
+	BAS	L	BASE AREA	755	1910	212.50	160,439
+	OPA	N	OPEN PORCH	305		60.63	18,492
F	OVH	L	OVERHANG	75	1910	186.58	13,993
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	2		2,193.80	4,388

TOTAL RCN	321,133

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			$244,100