

Key: 6529

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.689

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MCENTEE PATRICIA 685 BAY ST #12 TAUNTON, MA 02780		30.4-214-0		30 WYMAN AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCENTEE PATRICIA		11/19/2010	QS	201,000	25013-300
ELDRIDGE FAMILY LLC		04/02/2010	F	1 24463-257	
ELDRIDGE LOUISE A ESTATE			XX	02264-0275	

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	%
17344	05/11/2017	3	ALT/RENO	17,000			100	100
13490	07/29/2013	9	DECK		02/25/2015		100	100
11086	03/08/2011	4	DETACH.STRUC	2,400	07/25/2011		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,400 9		1.00	1.00	294,625	4.73	A	1.00	BA+	1.25	204,590

TOTAL	6,403 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	204,600	181,100			
Infl1	AVG		BUILDING	207,400	183,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	412,000	364,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8 X 9			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2012	DB
MODEL	1		RESIDENTIAL	LIST	9/7/2012	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/22/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1945	SIZE ADJ	1.020
NET AREA	816	DETAIL ADJ	1.000
\$NLA(RCN)	\$326	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		5	1.00
BEDROOMS		2	1.00
BATHROOMS		1	1.00
FIXTURES		5	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	3	WOOD PANEL	0.98
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
+	BMU	N	BSMT UNFINISHED	901		40.54	36,528
A	BAS	L	BASE AREA	816	1945	220.47	179,907
A	ATU	N	ATTIC UNF	408		46.99	19,172
B	WDK	N	WOOD DECK	586		23.75	13,916
+	EPA	N	ENCLOSED PORCH	225		72.53	16,319

TOTAL RCN	265,843
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$207,400

