Key: 653

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 653

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WERTHEN THOMAS A 92 SPRING MEADOW LN HANOVER, MA 02339	4.3-55-0	401 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WERTHEN THOMAS A	11/10/2016	QS	455,000	30078-244
CHARLES & DOROTHY GRAVEL	06/29/2015	F		28975-23
GRAVEL CHARLES L TR CHARL	06/14/2013	F	1	27458-256

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	%
13210	04/05/2013	2	ADDITIONS	103,888	09/04/2014	TL	100	100
12535	08/08/2012	3	ALT/RENO	9,000	09/04/2014	TL	100	100
970389	08/01/1997	3	ALT/RENO	3,000	04/21/1998	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,978	1 1.00	100 1.00	100 1.00	388,905	3.14	A 1.00	BAV 1.65			279,310

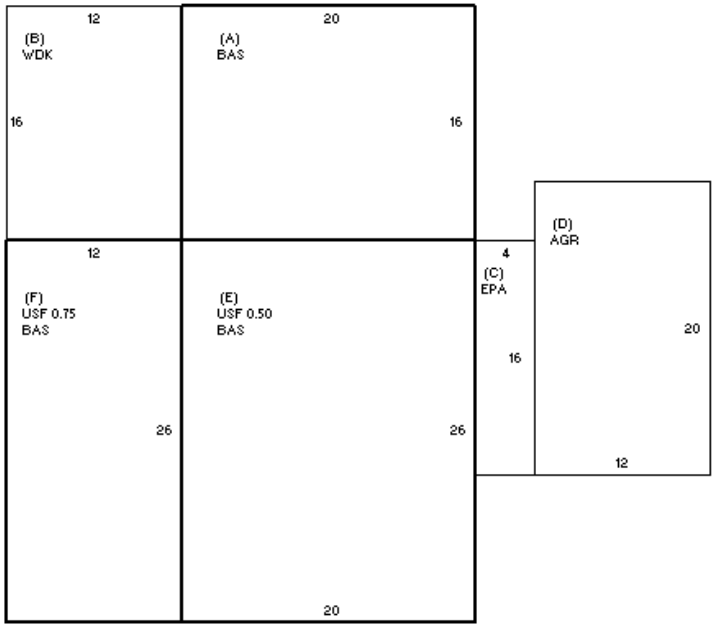
TOTAL	9,975 SF	ZONING	1	FRNT	90
Nbhd	N SAG	NOTE	Also frontage on Longfellow Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	279,300	247,200
BUILDING	383,200	339,200
DETACHED	0	0
OTHER	0	0
TOTAL	**662,500**	**586,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2013



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	9/4/2014	EST
REVIEW	7/21/2017	DB

BLDG COMMENTS

YEAR BLT	1949	SIZE ADJ	1.010
NET AREA	1,646	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	3	FOUN. WALL	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	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,152	1949	232.08	267,358
B	WDK	N	WOOD DECK	192		42.29	8,119
C	EPA	N	ENCLOSED PORCH	64		122.56	7,844
D	AGR	N	ATT GARAGE	240		84.38	20,252
E	USF	L	UPPER STORY FIN	260	1949	133.03	34,587
F	USF	L	UPPER STORY FIN	234	2013	133.03	31,129
	F21	O	FPL 2S 1OP	1		10,649.80	10,650
	FIX	O	XTRA FIXTURES	4		2,574.50	10,298
	MST	O	MAS/METAL STACK	1		4,825.00	4,825

TOTAL RCN	395,061

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

EFF.YR/AGE	2016 / 6	
COND	3 3 %	
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD		$383,200