Key: 6552

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,715

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RAZON DOMINGO U 4 WHEELER AVE BOURNE, MA 02532-4232	30.4-239-0	4 WHEELER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RAZON DOMINGO U	12/21/1983	QS	55,480	3965-301

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	%
15542	07/07/2015	3	ALT/RENO	3,997			100	100
940565	11/14/1994	10	WOODSTOVE	300	04/20/1995	JS	100	100
900565	10/18/1990	4	DETACH.STRUC	15,000	11/15/1991	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	34,854	9 1.00	100 1.00	100 1.00	247,485	1.10	A 1.00	R05 1.05			218,740

TOTAL	34,848 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

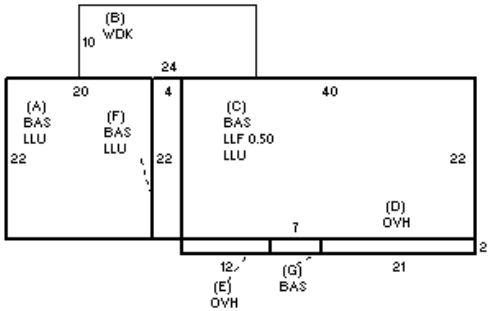
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	218,700	193,600
BUILDING	308,500	273,100
DETACHED	1,300	1,300
OTHER	0	0
TOTAL	**528,500**	**468,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	40 0.60	8 X 12			0.00	
WDK	A 1.00	40 0.60	10 X 12		120	18.30	1,300

PHOTO 08/11/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/11/2008	JH
LIST	8/11/2008	JH
REVIEW	8/29/2008	ER

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,928	DETAIL ADJ	1.000
$NLA(RCN)	$205	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	50	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	1	GABLE	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,408		32.67	46,003
B	WDK	N	WOOD DECK	240		27.21	6,529
C	LLF	L	LOWER LEVEL FIN	440	1983	64.81	28,518
+	OVH	L	OVERHANG	66	1983	190.23	12,555
+	BAS	L	BASE AREA	1,422	1983	192.70	274,020
	BMG	O	BSMT GARAGE	2		7,487.25	14,975
	F11	O	FPL 1S 1OP	1		8,422.10	8,422
	FIX	O	XTRA FIXTURES	2		2,236.85	4,474

TOTAL RCN	395,497

CONDITION ELEM	CD
EXTERIOR	A
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			$308,500