

Key: 6590

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.754

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
MAHER JOHN F JR PO BOX 236 MONUMENT BEACH, MA 02553		30.4-287-0		24 WYMAN AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MAHER JOHN F JR		09/15/2020	QS	392,000	33259-113
MARIANO RAYMOND ETUX		02/24/2012	QS	239,000	26103-62
BEAULIEU DEBRA A		01/24/2008	F	1	22620-334

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	5,920	9	1.00	100	1.00	100	1.00	294,625	5.09	A	1.00	BA+	1.25										203,640

TOTAL	5,924 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH		NOTE	LAND			203,600	180,200	
Infl1	AVG			BUILDING			283,500	251,000	
N_Index	AVG			DETACHED			0	0	
				OTHER			0	0	
				TOTAL			487,100	431,200	

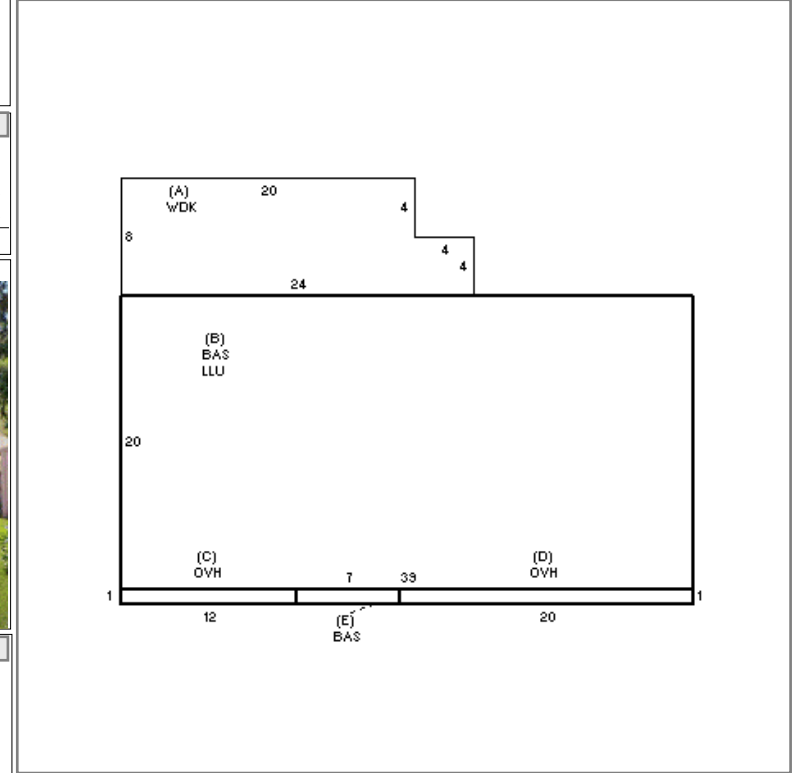
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/3/2022	RP
MODEL	1		RESIDENTIAL	LIST	3/3/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/3/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%



YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,599	DETAIL ADJ	1.000
\$NLA(RCN)	\$177	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	176		38.58	6,790
B	LLU	N	LOWER LEVEL UNF	780		39.99	31,192
+	OVH	L	OVERHANG	32	1965	199.73	6,391
+	BAS	L	BASE AREA	787	1965	227.50	179,045
	LLF	L	LOWER LEVEL FIN	780	1965	68.06	53,084
	FIX	O	XTRA FIXTURES	3		2,348.87	7,047

TOTAL RCN	283,548
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$283,500