Key: 6591

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,755

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WEBBER WILLIAM J ETUX GINA C WEBBER 47 ROCKVILLE AVENUE EAST FALMOUTH, MA 02536	30.4-288-0	19 GAFFIELD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WEBBER WILLIAM J ETUX	09/16/2013	H	150,000	27690-340+2
WISEMAN KATHRYN S &	03/10/2006	F	1	20810-266
HOLMES DOROTHY	03/18/1992	N		7923-245

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1040	100	TWO-FAMILY		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-195	08/17/2020	3	ALT/RENO	3,000			100	100
14315	05/06/2014	15	INSULATE/WEA	2,817	11/10/2014	JB	100	100
01656	10/15/2001	6	FENCE	1,294	09/16/2003	TL	100	100
940491	10/17/1994	3	ALT/RENO	2,600	01/20/1995	JS	100	100
		13	OTHER				100	100

LAND

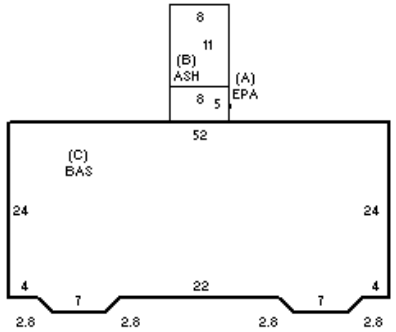
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,900	9 1.00	100 1.00	100 1.00	294,625	4.40	A 1.00	BA+ 1.25			205,560

TOTAL	6,882 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	205,600	181,900
BUILDING	229,400	203,000
DETACHED	0	0
OTHER	0	0
TOTAL	**435,000**	**384,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/24/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	11	1.05	DUPLEX [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/15/2008	JB
LIST	10/24/2008	JB
REVIEW	10/27/2008	JB

YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,284	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	2	SLAB	0.95
EXT COVER	4	VINYL	1.00
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
A	EPA	N	ENCLOSED PORCH	40		124.58	4,983
B	ASH	N	ATT SHED	88		25.93	2,282
C	BAS	L	BASE AREA	1,284	1945	204.35	262,384
	F11	O	FPL 1S 1OP	1		8,716.10	8,716
	F11	O	FPL 1S 1OP	1		8,716.10	8,716
	FIX	O	XTRA FIXTURES	4		2,314.90	9,260
	KIT	O	EXTRA KITCHEN	1		5,460.30	5,460

TOTAL RCN	301,801

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		$229,400