

Key: 6746

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.911

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WIESNER SANDRA G 10 FLORENCE ST BOURNE, MA 02532				31.1-6-0				10 FLORENCE ST				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WIESNER SANDRA G				07/10/2009	A	60,000	23877-240					
WIESNER SANDRA G				07/08/2009	N		23871-244/5					
WIESNER JEMIMA S					XX		04187-00019					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,900	9	1.00	100	1.00	100	1.00				170,730

TOTAL	10,890 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	170,700	151,100
Infl1	AVG		BUILDING	148,000	130,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	318,700	282,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X6			0.00	

PHOTO 08/06/2008



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/30/2020	RP
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.020
NET AREA	812	DETAIL ADJ	1.000
\$NLA(RCN)	\$253	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	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	6	SHAKES	1.05
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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	44	1959	206.31	9,078
B	PTA	N	PATIO	80		15.14	1,211
C	BMU	N	BSMT UNFINISHED	768		47.89	36,780
C	BAS	L	BASE AREA	768	1959	206.32	158,451

TOTAL RCN	205,520
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$148,000

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	%
EXB-22-358	06/09/2022	15	INSULATE/WEA	5,476			100	100
EXB-22-340	06/01/2022	3	ALT/RENO	8,500			100	100
950220	05/15/1995	6	FENCE	1,600	11/12/1996	JC	100	100

(B)
PTA
8
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