

Key: 6772

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.936

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WRIGHTER CHARLES M TR CHARLES M WRIGHTER LIVING TR PO BOX 127 MONUMENT BEACH, MA 02553				31.1-31-0				288 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WRIGHTER CHARLES M TR				11/25/2013	F	27845-196	1				
WRIGHTER CHARLES M				06/27/2013	F	27500-175+6					
WRIGHTER CHARLES M				07/01/1981	QS	70,000	3316-99				

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	%
18303	04/18/2018	14	SOLAR	5,742			100	100
15039	01/21/2015	14	SOLAR	29,400	04/10/2015		100	100
10518	09/03/2010	15	INSULATE/WEA	2,316	01/04/2011	TL	100	100
02098	03/04/2002	6	FENCE	1,364	05/20/2003	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	29,021	9	1.00	100	1.00	100	1.00	223,915	1.27	A	1.00	R03	0.95			189,200

TOTAL	29,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	189,200	167,500			
Infl1	AVG		BUILDING	344,200	304,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>535,500</b>	<b>474,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 14		140	16.42	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2013	TL
MODEL	1		RESIDENTIAL	LIST	1/4/2013	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/29/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.005
NET AREA	2,208	DETAIL ADJ	1.000
\$NLA(RCN)	\$197	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	720		47.19	33,974
EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	864	1978	110.35	95,345
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	140		40.51	5,671
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,344	1978	192.70	258,990
FLOOR COVER	3	W/W CARPET	1.00	D	AGR	N	ATT GARAGE	432		63.36	27,370
INT. FINISH	5	OTHER	1.00	E	PTA	N	PATIO	264		13.94	3,680
HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	3		2,183.13	6,549	
FUEL SOURCE	1	OIL	1.00	MST	O	MAS/METAL STACK	1		4,091.20	4,091	
USE	0		1.00								

TOTAL RCN	435,670
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$344,200

