Key: 7142

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,296

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WIELGUS THOMAS M &	34.0-59-0	447 COUNTY RD
JESSICA E WIELGUS		
447 COUNTY RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WIELGUS THOMAS M &	01/18/2005	QS	326,500	19449-249
SACCHET ANGELA M &	11/01/1999	QS	164,650	12636-5
CIMENO J SCOTT TR	08/23/1999	P	45,000	12493-160

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

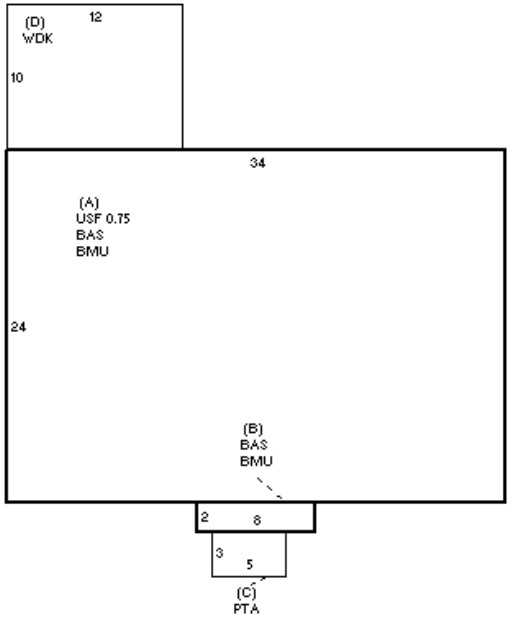
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
R13-00020	03/13/2013	15	INSULATE/WEA		04/12/2017	TL	100	100
10362	06/24/2010	3	ALT/RENO	30,885	12/22/2010		100	100
07204	04/30/2007	4	DETACH.STRUC	2,400	08/23/2007	DB	100	100
990510	08/12/1999	1	NEW CONSTRUC	89,000	08/10/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,680	9 1.00	100 1.00	100 1.00	223,915	1.66	A 1.00	R03 0.95			176,770

TOTAL	20,691 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	176,800	156,500
BUILDING	296,300	265,300
DETACHED	0	0
OTHER	0	0
TOTAL	**473,100**	**421,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 9			0.00	

PHOTO 04/19/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/12/2017	TL
LIST	4/12/2017	TL
REVIEW	4/11/2018	TL

YEAR BLT	1999	SIZE ADJ	1.015
NET AREA	1,444	DETAIL ADJ	1.000
$NLA(RCN)	$244	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	832		43.14	35,891
+	BAS	L	BASE AREA	832	1999	234.59	195,179
A	USF	L	UPPER STORY FIN	612	1999	128.63	78,722
C	PTA	N	PATIO	15		19.95	299
D	WDK	N	WOOD DECK	120		46.75	5,610
	BMF	N	BSMT FINISH	416		51.83	21,562
	F21	O	FPL 2S 1OP	1		10,420.90	10,421
	FIX	O	XTRA FIXTURES	2		2,519.15	5,038

TOTAL RCN	352,722

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$296,300