

Key: 7258

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.411

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WIRSEN GREGORY C TRS				34.2-55-0				515 SHORE RD				
GREGORY C WIRSEN FAMILY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
PO BOX 350				WIRSEN GREGORY C TRS				07/28/2020	O	795,000	33110-57	
MONUMENT BEACH, MA 02553				WIGGIN DANIEL S &				10/13/1995	QS	180,000	10158-114	

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-22-791	11/28/2022	14	SOLAR	70,000				
		3	ALT/RENO		09/02/2020	TL	100	100
B-20-219	08/04/2020	2	ADDITIONS	140,000	07/01/2021	TL	100	100
200623	10/03/2000	2	ADDITIONS	20,000	06/18/2001	TL	100	100
960590	11/25/1996	4	DETACH.STRUC	20,000	01/21/1998	JS	100	100

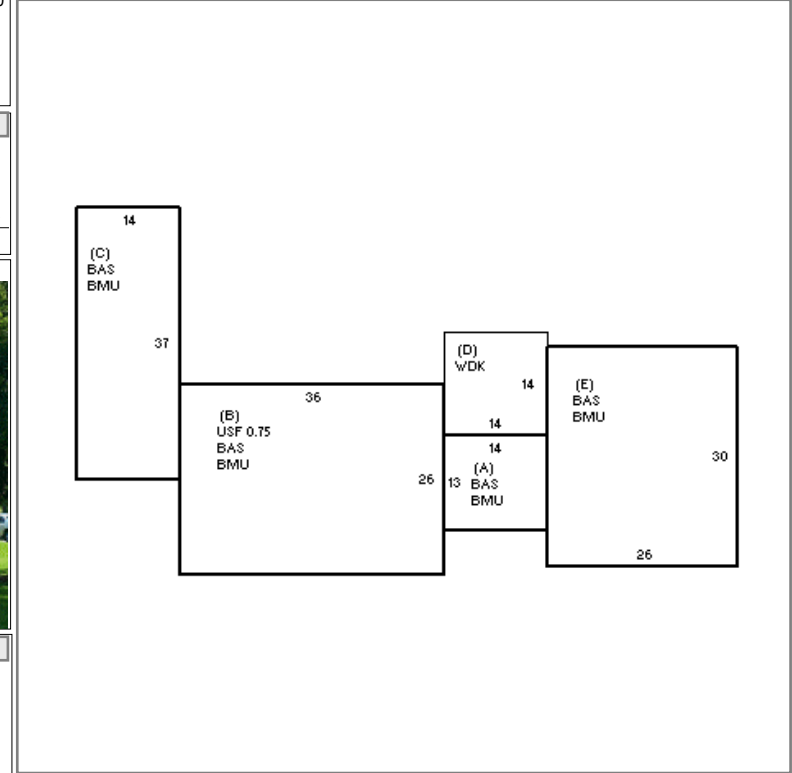
CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1.00	271,055	1.00	A	1.00	BAV	1.15	248,850
300	A	3,328	9	1.00	100	1.00	18,745	1.00	A	1.00	BAV	1.15	62,380

TOTAL	4.246 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	311,200	275,400			
Infl1	AVG		BUILDING	719,100	636,400			
N_Index	AVG		DETACHED	12,600	12,000			
			OTHER	0	0			
			TOTAL	1,042,900	923,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
LBN	G	1.20	10 0.90	36 X 24	1996	864	16.20 12,600



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/1/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/1/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	0.995
NET AREA	3,118	DETAIL ADJ	1.000
\$NLA(RCN)	\$231	OVERALL	1.140
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	8	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	+	BMU	N	BSMT UNFINISHED	2,416		34.31	82,895
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,118	1974	205.18	229,386
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	702	1974	135.67	95,241
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BAS	L	BASE AREA	518	2000	205.17	106,280
FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	196		43.64	8,553
INT. FINISH	2	DRYWALL	1.00	E	BAS	L	BASE AREA	780	2020	205.17	160,036
HEATING/COOLING	11	HT WATER CL AIR	1.05	BMG	O		BSMT GARAGE	2		8,893.80	17,788
FUEL SOURCE	2	GAS	1.00	F21	O		FPL 2S 1OP	1		10,991.30	10,991
USE	0		1.00	FIX	O		XTRA FIXTURES	3		2,657.23	7,972

TOTAL RCN	719,143
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$719,100