

Key: 7459

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.615

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WIRSEN GREGORY C TRS JW REALTY TRUST PO BOX 350 MONUMENT BEACH, MA 02553				35.1-60-0				7 HOWARD AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WIRSEN GREGORY C TRS				06/17/2020	F	10	32992-33				
WIRSEN GREGORY C				03/29/2019	A	250,000	31917-278				
JOHNSON CHARLES W				09/20/1988	QS	122,000	6444-320				

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	%
SR20-27	09/02/2020	3	ALT/RENO		11/01/2022	SL	100	100
PL-20-69	08/06/2020	4	DETACH.STRUC	1,800	11/01/2022	SL	100	100
EXB-20-63	06/22/2020	14	SOLAR	21,500	11/01/2022	SL	100	100
B-20-100	05/13/2020	3	ALT/RENO	18,000	11/01/2022	SL	100	100

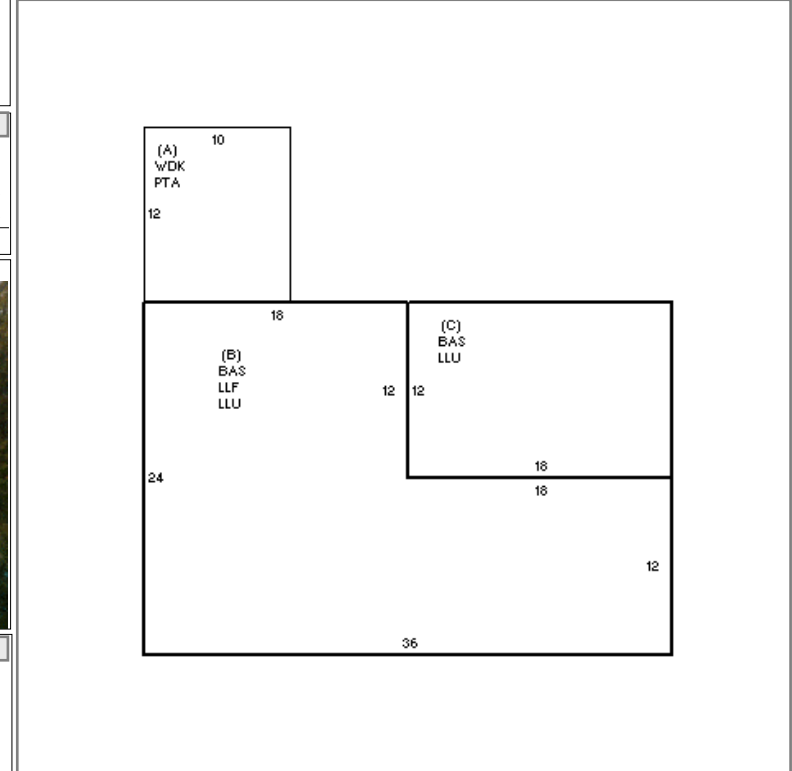
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,024	9	1.00	100	1.00	100	1.00	247,485	2.31	A	1.00	R05	1.05			184,410

TOTAL	14,026 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	184,400	163,200			
Infl1	AVG		BUILDING	209,800	179,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	394,200	343,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10	2020		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/1/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	11/1/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$173	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	120		15.01	1,801
EXT COVER	4	VINYL	1.00	A	WDK	N	WOOD DECK	120		41.51	4,981
ROOF SHAPE	1	GABLE	1.00	+	LLU	N	LOWER LEVEL UNF	864		33.65	29,077
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	LLF	L	LOWER LEVEL FIN	648	1982	64.82	42,000
FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	864	1982	208.30	179,970
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		2,236.85	4,474
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	262,304
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$209,800