

Key: 7554

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.710

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WOLF PHILIP D & ANDREA M WOLF 19 ELDRIDGE ST EXT BOURNE, MA 02532				35.1-173-0				19 ELDRIDGE ST EXT				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				WOLF PHILIP D & INTELISANO VINCENT AND CIMENO, J. SCOTT, TRUSTEE				06/21/2004	QS	345,000	18735-306	
						12/22/1998	QS	141,000	11934-284			
						12/11/1998	P	45,000	N/A-N/A			

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	%
980634	10/27/1998	1	NEW CONSTRUC	60,000	09/27/1999	MWS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	27,222	9	1.00	100	1.00	100	1.00	235,700	1.33	A	1.00	R04	1.00								196,350

DETACHED

TOTAL	27,225 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	196,400	173,800
Infl1	AVG		BUILDING	212,900	190,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	409,300	364,600

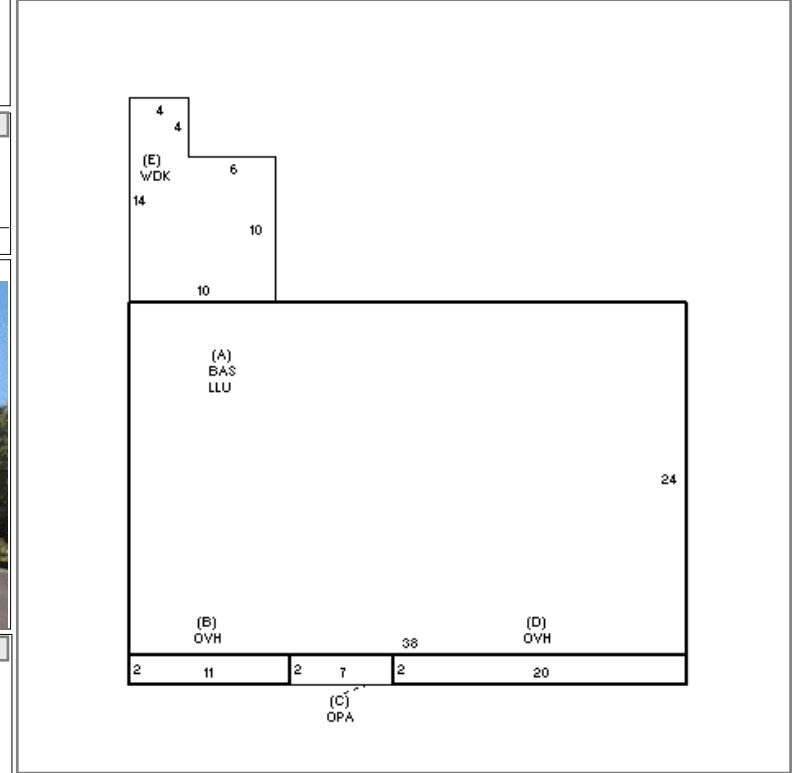
BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/29/2000

BUILDING	CD	ADJ	DESC	MEASURE	9/20/2004	TL
MODEL	1		RESIDENTIAL	LIST	9/21/2004	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	9/21/2004	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	269,449
NET AREA	1,406	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	912		33.17	30,252		
\$NLA(RCN)	\$192	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	1998	205.30	187,238		
				ROOF SHAPE	1	GABLE	1.00	+	OVH	L	OVERHANG	62	1998	187.49	11,624		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	14		98.43	1,378		
				FLOOR COVER	3	W/W CARPET	1.00	E	WDK	N	WOOD DECK	116		40.91	4,746		
				INT. FINISH	2	DRYWALL	1.00		LLF	L	LOWER LEVEL FIN	432	1998	63.88	27,597		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,204.83	6,615		
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

BLDG COMMENTS



BUILDING

YEAR BLT	1998	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	269,449
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\$NLA(RCN)	\$192	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	1998	205.30	187,238		
				ROOF SHAPE	1	GABLE	1.00	+	OVH	L	OVERHANG	62	1998	187.49	11,624		
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				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

TOTAL RCN	269,449
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$212,900