

Key: 7633

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.788

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
WILBUR BRIAN J ET ALS LINDA J WILBUR & DORIS M GLEICHAUF 18 TARA TERR BOURNE, MA 02532-3882		35.2-79-0	18 TARA TERR	
TRANSFER HISTORY		DOS	T	SALE PRICE
WILBUR BRIAN J ET ALS LIN		03/14/1986	F	1 4962-129

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 %
990369	06/21/1999	4	DETACH.STRUC	600	05/14/2001	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,600	9	1.00	100	1.00	100	1.00	235,700	1.60	A	1.00	R04	1.00			187,520

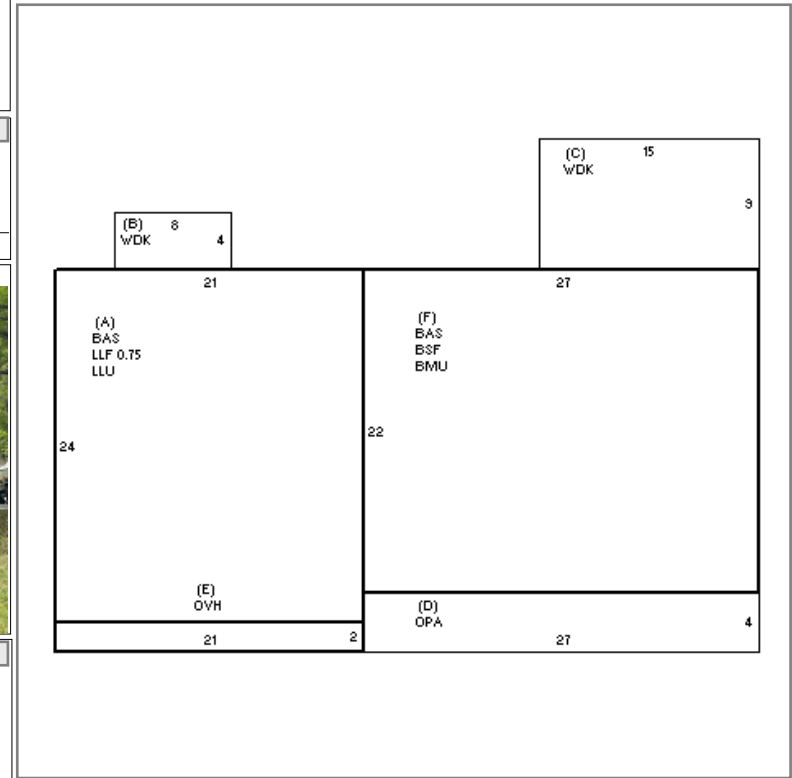
TOTAL	21,606 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	187,500	166,000	BUILDING	248,400	219,900
Infl1	AVG		DETACHED	1,900	1,800	OTHER	0	0
N_Index	AVG		TOTAL	437,800	387,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 16	1999	128	16.42	1,900

PHOTO 05/23/2022

BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2022	RP
MODEL	1		RESIDENTIAL	LIST	5/24/2022	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	5/24/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,518	DETAIL ADJ	1.000
\$NLA(RCN)	\$210	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	7	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	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	LLU	N	LOWER LEVEL UNF	504		35.52	17,903
EXT COVER	10	VERT BOARD	1.00	A	LLF	L	LOWER LEVEL FIN	378	1986	68.77	25,996
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	504	1986	188.07	94,787
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	167		34.27	5,722
FLOOR COVER	3	W/W CARPET	1.00	D	OPA	N	OPEN PORCH	108		67.22	7,260
INT. FINISH	2	DRYWALL	1.00	E	OVH	L	OVERHANG	42	1986	177.42	7,452
HEATING/COOLING	2	HOT WATER	1.02	F	BMU	N	BSMT UNFINISHED	594		45.10	26,788
FUEL SOURCE	1	OIL	1.00	F	BSF	N	BSMT SEMI-FIN	594		18.01	10,700
USE	0		1.00	F	BAS	L	BASE AREA	594	1986	188.07	111,713
				FIX	O	XTRA	FIXTURES	3		2,086.43	6,259
				MST	O	MAS/METAL	STACK	1		3,910.00	3,910

TOTAL RCN	318,491
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$248,400