

Key: 8014

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.178

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WHELAN BRENDA J TR OF THE BRENDA J WHELAN REALTY TRUST 68 VILLAGE ST MILLIS, MA 02054-1726				38.3-27-0				18 CENTER ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WHELAN BRENDA J TR OF THE				06/24/1997	XX		10817-130				

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-23-63 910270	02/08/2023	3	ALT/RENO	11,400	09/12/2023	SL	100	100
	06/10/1991	9	DECK	2,000	03/01/1992	HS	100	100

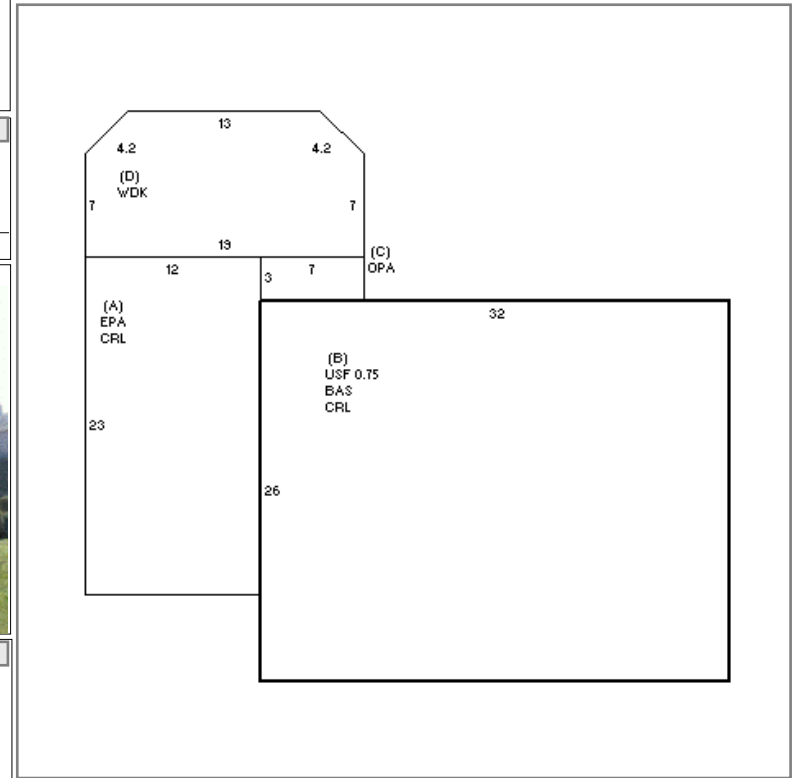
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	8,100	11	1.00	100	1.00	100	1.00	589,250	3.80	A	1.00	BA+ 2.50		415,830

TOTAL	8,102 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	415,800	323,900			
Infl1	AVG		BUILDING	269,400	236,000			
N_Index	AVG		DETACHED	0	1,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>685,200</b>	<b>560,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/12/2023	SL
MODEL	1		RESIDENTIAL	LIST	9/12/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/14/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1967	SIZE ADJ	1.015
NET AREA	1,456	DETAIL ADJ	1.000
\$NLA(RCN)	\$226	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		1	1.00
FIXTURES		8	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	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	1,108		22.51	24,946
EXT COVER	1	WOOD SHINGLE	1.02	A	EPA	N	ENCLOSED PORCH	276		72.17	19,919
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	832	1967	219.39	182,536
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	624	1967	120.30	75,066
FLOOR COVER	2	SOFTWOOD	1.02	C	OPA	N	OPEN PORCH	21		105.21	2,209
INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	181		38.70	7,004
HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP		1		9,745.80	9,746
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		3		2,356.17	7,069
USE	0		1.00								

TOTAL RCN	328,494
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$269,400