

Key: 8052

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.215

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
WAINWRIGHT SAMUEL M 69 CANDY LANE BROCKTON, MA 02301		38.3-71-0		59 WENAUMET BLUFFS DR	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WAINWRIGHT SAMUEL M		12/13/2021	F	1 34742-312	
WAINWRIGHT JESSICA & MAYFLOWER TRUST		12/13/2021	F	1 34742-310	
		04/22/2014	F	28099-154	

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 %
05674	09/28/2005	4	DETACH.STRUC	2,000	02/15/2007	TL	100 100
05637	09/14/2005	4	DETACH.STRUC	14,000	02/15/2007	TL	100 100

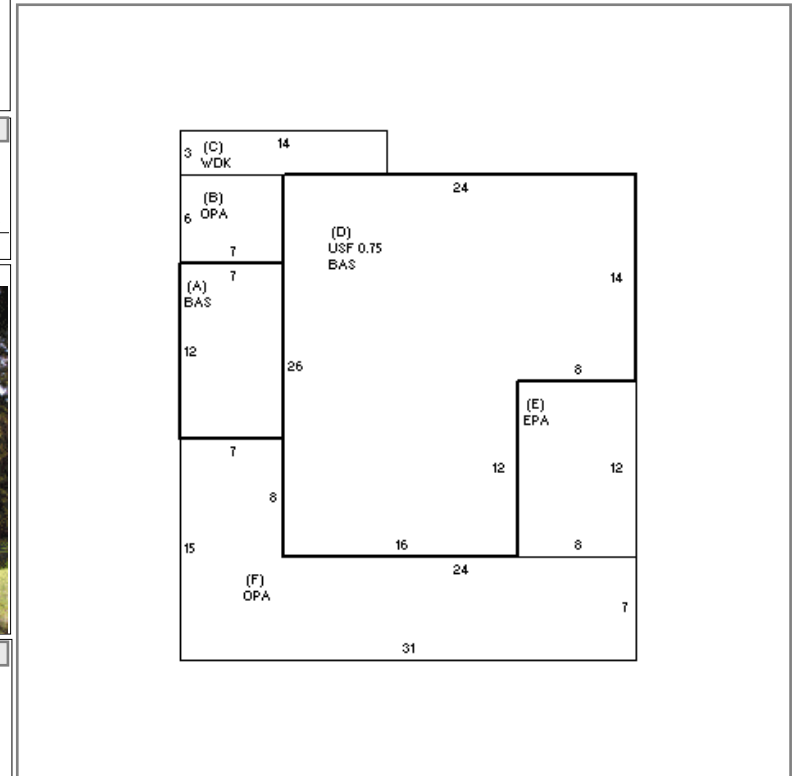
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	4,500	11	1.00	100	1.00	100	1.00	707,100	6.60	A	1.00	BG-	3.00		482,060

TOTAL	4,487 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	482,100	426,600
Infl1	AVG					BUILDING	138,100	122,200
N_Index	AVG					DETACHED	16,800	16,000
						OTHER	0	0
						TOTAL	637,000	564,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	10 0.90	16 X18 + 8 X	384	48.72	16,800

PHOTO 01/01/2003



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	2/15/2007	TL
MODEL	1		RESIDENTIAL	LIST	3/9/1990	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/7/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	181,680															
NET AREA	1,008	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	612	1920	171.68	105,069																	
\$NLA(RCN)	\$180	OVERALL	0.820	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	315		48.98	15,429																	
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	42		52.75	2,216																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	396	1920	91.58	36,266																	
				FLOOR COVER	2	SOFTWOOD	1.02	E	EPA	N	ENCLOSED PORCH	96		67.78	6,507																	
				INT. FINISH	3	WOOD PANEL	0.98		F21	O	FPL 2S 1OP	1		7,331.70	7,332																	
				HEATING/COOLING	13	NONE	0.80		FIX	O	XTRA FIXTURES	5		1,772.46	8,862																	
				FUEL SOURCE	8	NONE	1.00																									
				USE	0		1.00																									
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