Key: 8053

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,216

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOODMAN KENDALL R & NANCY G PRETI C/O ROBIN FROIO 22 THRUSH HOLLOW LANE MIDDLEBORO, MA 02346	38.3-72-0	55 WENAUMET BLUFFS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WOODMAN KENDALL R &	01/27/2003	F	1	16301-247
WOODMAN KENDALL R		XX		02699-0235

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		06/01/2022	SL	100	100
EXB-20-132	07/20/2020	3	ALT/RENO	16,500			100	100

LAND

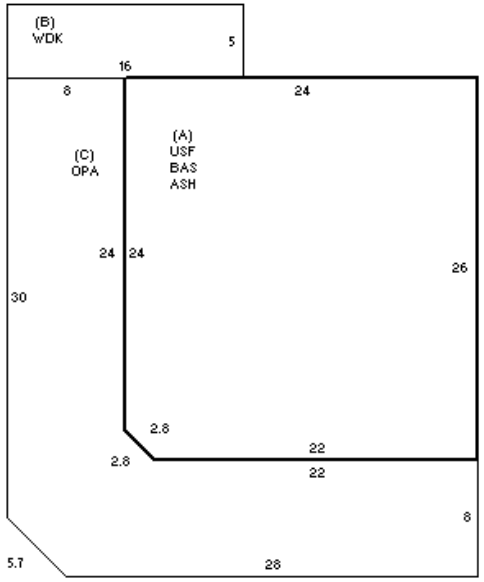
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,186	11 1.00	100 1.00	100 1.00	707,100	4.88	A 1.00	BG- 3.00			489,990

TOTAL	6,186 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	490,000	433,700
BUILDING	153,500	135,800
DETACHED	0	0
OTHER	125,800	111,400
TOTAL	**769,300**	**680,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/01/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/1/2022	SL
LIST	6/1/2022	EST
REVIEW	6/1/2022	SL

YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,244	DETAIL ADJ	1.000
$NLA(RCN)	$193	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	5	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
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	622		17.03	10,590
A	BAS	L	BASE AREA	622	1900	200.99	125,018
A	USF	L	UPPER STORY FIN	622	1900	105.95	65,901
B	WDK	N	WOOD DECK	80		42.87	3,430
C	OPA	N	OPEN PORCH	458		57.34	26,264
	F21	O	FPL 2S 1OP	1		8,583.50	8,584

TOTAL RCN 239,785

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O

EFF.YR/AGE 1983 / 39

COND	36	36 %	
FUNC	0		
ECON	0		
DEPR	36	% GD	64

RCNLD $153,500

Key: 8053

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,217

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WOODMAN KENDALL R & NANCY G PRETI C/O ROBIN FROIO 22 THRUSH HOLLOW LANE MIDDLEBORO, MA 02346	38.3-72-0	55 WENAUMET BLUFFS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

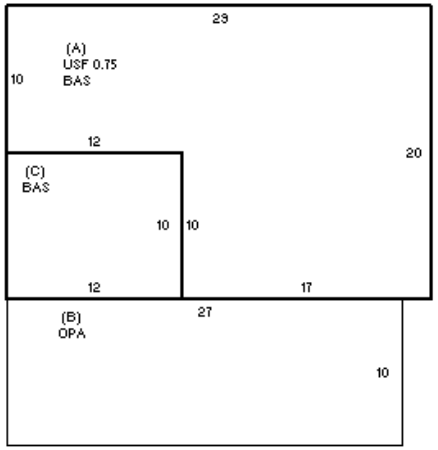
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	125,800	
DETACHED		
OTHER		
TOTAL		



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/01/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/1/2022	SL
LIST	6/1/2022	EST
REVIEW	6/1/2022	SL

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	925	DETAIL ADJ	1.000
$NLA(RCN)	$194	OVERALL	0.960

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	580	1950	212.62	123,321
A	USF	L	UPPER STORY FIN	345	1950	107.74	37,171
B	OPA	N	OPEN PORCH	270		57.63	15,560
	CPC	O	CAPE CELLAR	1		3,697.50	3,698

TOTAL RCN	179,750

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	O
ELECT	O

EFF.YR/AGE	1989 / 33	
COND	30	30 %
FUNC	0	
ECON	0	
DEPR	30	% GD 70
RCNLD		$125,800