Key: 8108

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,274

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHEELER ROBERT E & JANIS E WHEELER PO BOX 1254 POCASSET, MA 02559-1254	38.3-129-0	1 NORTH SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHEELER ROBERT E &	01/13/1989	F	1	6595-163
WHEELER ROBERT E	08/05/1974	F		2079-212

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

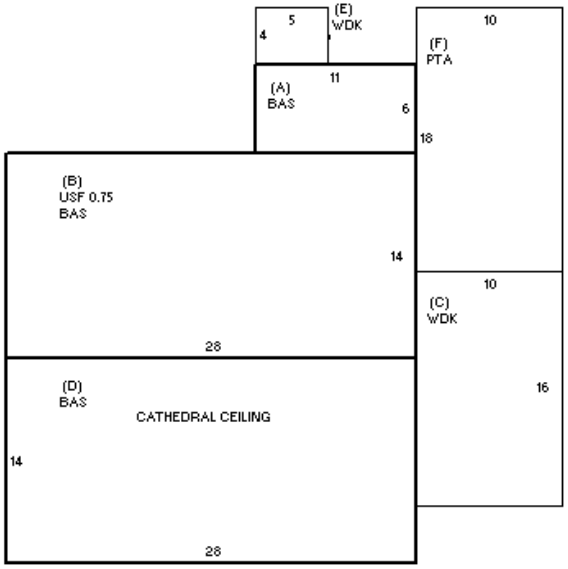
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		05/31/2022	TL	100	100
19943	10/10/2019	3	ALT/RENO	5,000	11/25/2019	TL	100	100
12343	05/21/2012	14	SOLAR	27,000	06/05/2012		100	100
05107	02/14/2005	3	ALT/RENO	15,200	10/23/2007	TL	100	100
990665	10/28/1999	4	DETACH.STRUC		11/01/2000	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,100	11 1.00	100 1.00	100 1.00	471,400	7.21	20 0.80	BA+ 2.50			320,120

TOTAL	4,095 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	parcel w/bld middle of road=topo		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	320,100	249,300
BUILDING	230,400	206,200
DETACHED	0	0
OTHER	0	0
TOTAL	**550,500**	**455,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 06/01/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/31/2022	TL
LIST	5/31/2022	EST
REVIEW	5/31/2022	TL

YEAR BLT	1988	SIZE ADJ	1.015
NET AREA	1,144	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	850	1988	229.46	195,040
B	USF	L	UPPER STORY FIN	294	1988	127.32	37,432
+	WDK	N	WOOD DECK	180		40.47	7,285
F	PTA	N	PATIO	180		16.33	2,939
	F11	O	FPL 1S 1OP	1		9,277.60	9,278
	FIX	O	XTRA FIXTURES	4		2,464.05	9,856

TOTAL RCN	261,830
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	A
EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	$230,400