Key: 8208

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,368

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CERULLE ROBERT C JR 68 FAIRBANKS AVE WELLESLEY, MA 02482	38.3-238-0	14 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CERULLE ROBERT C JR	08/30/2016	H	132,500	29897-155
KERINS DONA M ESTATE OF	05/08/2014	F		28131-61
KERINS DONA M	09/09/1997	F	1	10941-20

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

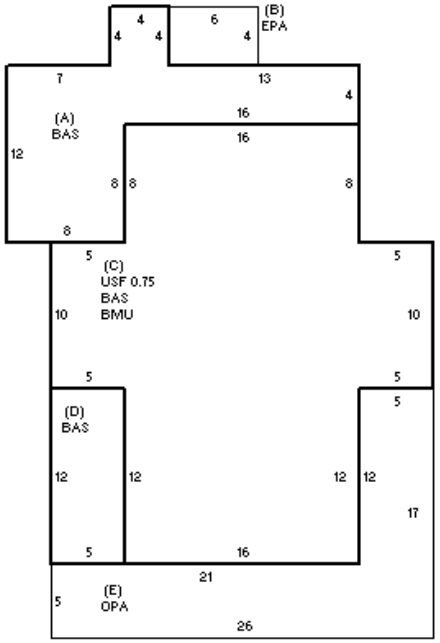
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,987	11 1.00	100 1.00	100 1.00	353,550	2.07	40 0.60	BA+ 2.50			268,060

TOTAL	15,987 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	40% adj for topo and location to marina untill house is moved		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	268,100	208,800
BUILDING	147,900	130,900
DETACHED	0	0
OTHER	0	0
TOTAL	**416,000**	**339,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

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	5/18/2004	TL
LIST	3/22/1990	ISP
REVIEW	2/10/2017	DB

YEAR BLT	1890	SIZE ADJ	1.015
NET AREA	1,251	DETAIL ADJ	1.000
$NLA(RCN)	$174	OVERALL	0.820

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	6	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	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	816	1890	165.05	134,680
B	EPA	N	ENCLOSED PORCH	24		128.87	3,093
C	BMU	N	BSMT UNFINISHED	580		38.31	22,221
C	USF	L	UPPER STORY FIN	435	1890	91.58	39,837
E	OPA	N	OPEN PORCH	190		54.40	10,336
	F21	O	FPL 2S 1OP	1		7,331.70	7,332

TOTAL RCN	217,497

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

EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$147,900