

Key: 8316

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.473

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
WIER PETER & FRANCESCA TRS PAW REV TR & FVW REV TR (50%) 37C OAK ST WELLESLEY, MA 02482				38.3-354-0				18 KING PHILLIP RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WIER PETER & FRANCESCA TR				11/17/2022	F	1	35489-185					
WIER FRANCESCA V & PETER				06/19/2019	QS	365,625	32099-146					
BASILE MICHELLE ETUX				08/21/2006	QS	285,000	21286-26					

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 %
17156	03/07/2017	3	ALT/RENO	6,950			100 100
17111	02/13/2017	14	SOLAR	5,000			100 100
07090	02/23/2007	3	ALT/RENO	30,000	09/18/2008	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	6,010	11	1.00	100	1.00	100	1.00	377,120	5.01	A	1.00	BAV	1.60			260,890

DETACHED

TOTAL	6,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chgnd Style Designed to Contemporary. RP	LAND	260,900	230,900			
Infl1	AVG		BUILDING	231,100	204,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				<b>TOTAL</b>	<b>492,000</b>	<b>435,400</b>		

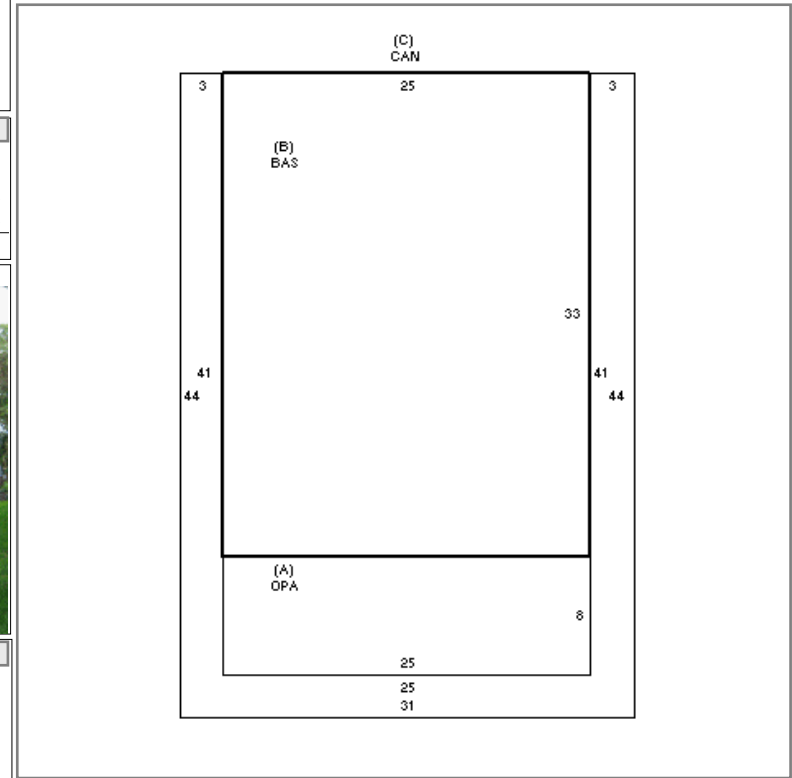
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90 8X12			0.00		09/17/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/27/2019	RP
MODEL	1		RESIDENTIAL	LIST	8/27/2019	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1965	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	251,202
NET AREA	825	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	OPA	N	OPEN PORCH	200		78.40	15,680		
\$NLA(RCN)	\$304	OVERALL	1.120	EXT COVER	10	VERT BOARD	1.00	B	BAS	L	BASE AREA	825	1965	237.87	196,243		
				ROOF SHAPE	1	GABLE	1.00	C	CAN	N	CANOPY	339		13.06	4,427		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		CRL	N	BSMT CRAWL	736		30.81	22,679		
				FLOOR COVER	1	HARDWOOD	1.02		F11	O	FPL 1S 1OP	1		9,617.80	9,618		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	1		2,555.00	2,555		
				HEATING/COOLING	1	FORCED AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF. YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$231,100