

Key: 9054

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.255

LEG
AL

LAND

DET
ACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
WOODLEY JOHN D TR & ELIZABETH S WOODLEY TRS OF PO BOX 1341 POCASSET, MA 02559-1341			43.1-46-0			7 WHEELER DR		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
WOODLEY JOHN D TR & ELIZA			11/14/2011	F	1	25832-24		
WOODLEY ELIZABETH S ETUX			07/25/2011	U	635,000	25580-235		
HARRISON NANCY J TR OF			12/13/2005	F	100	20563-131		

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	10,430	11	1.00	100	1.00	100	1.00	377,120	3.01	A	1.00	BAV	1.60				271,990

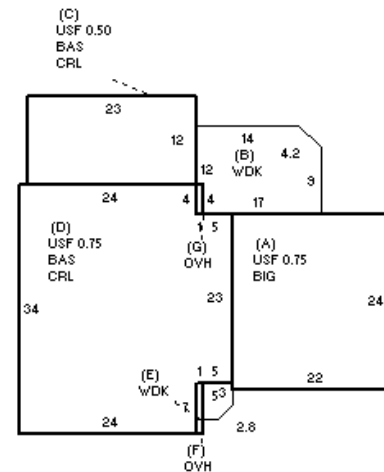
TOTAL	10,411 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	272,000	240,700
Infl1	AVG		BUILDING	553,400	489,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	825,400	730,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	2/21/2012	TL
MODEL	1		RESIDENTIAL	LIST	2/21/2012	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	2/21/2012	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%
980454	08/04/1998	1	NEW CONSTRUC	125,000	10/17/2000	TL	100	100



YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	553,425
NET AREA	2,450	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	528		97.08	51,257		
\$NLA(RCN)	\$226	OVERALL	1.120	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,232	1998	128.73	158,595		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	223		32.06	7,150		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	CRL	N	BSMT CRAWL	1,207		22.07	26,644		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,207	1998	232.75	280,931		
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	11	1998	224.22	2,466		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	7		2,636.76	18,457		
				FUEL SOURCE	1	OIL	1.00		GFP	O	GAS FIREPLACE	1		7,924.20	7,924		
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$553,400
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