Key: 9186

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,395

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHEELER FRED L & **DOROTHY WHEELER** **P O BOX 3627** **POCASSET, MA 02559-3627**	**43.1-186-0**	**3 VINCENT DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHEELER FRED L &	12/17/1993	QS	96,500	(132356)

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	%
02590	09/09/2002	3	ALT/RENO	2,700	04/28/2003	TL	100	100
980652	11/02/1998	3	ALT/RENO	2,000	02/09/1999	JS	100	100

LAND

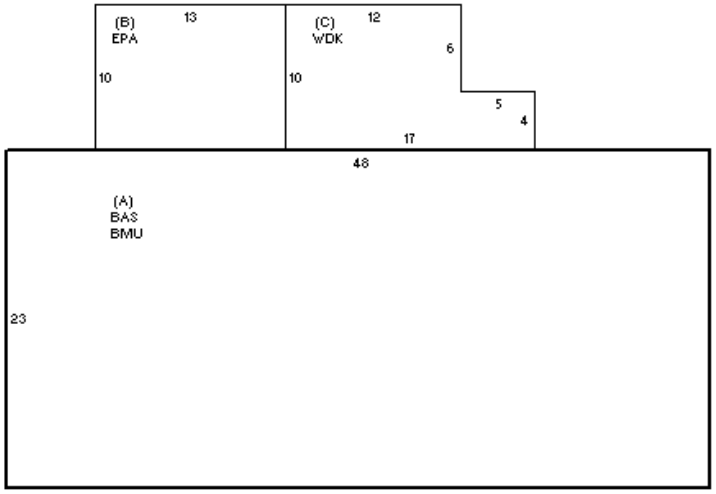
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,200	11 1.00	100 1.00	100 1.00	424,260	3.07	A 1.00	R09 1.80			305,340

TOTAL	10,193 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	305,300	247,700
BUILDING	215,500	190,700
DETACHED	0	0
OTHER	0	0
TOTAL	**520,800**	**438,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	A 0.75	8 X 8			0.00	

PHOTO 10/04/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/28/2003	TL
LIST	4/28/2003	TL
REVIEW	4/28/2003	TL

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,104	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,104		36.64	40,452
A	BAS	L	BASE AREA	1,104	1972	192.90	212,958
B	EPA	N	ENCLOSED PORCH	130		82.67	10,747
C	WDK	N	WOOD DECK	140		39.71	5,559
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	1		2,140.30	2,140

TOTAL RCN 279,913

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

EFF.YR/AGE 1996 / 26

COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77

RCNLD $215,500