Key: 9266

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,483

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TRAUTMAN SUSAN TR OF WING ROAD REALTY TR II 272 HILL ST RAYNHAM, MA 02767-1052	43.2-23-0	21 WING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TRAUTMAN SUSAN TR	12/29/1995	XX		9995-30

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	10,400	11 1.00	100 1.00	100 1.00	271,055	3.02	A 1.00	R08 1.15			195,440

TOTAL	10,411 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

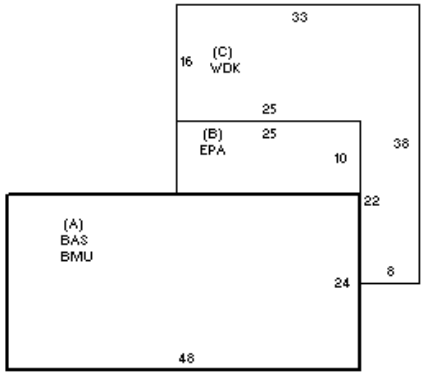
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	195,400	165,500
BUILDING	233,600	206,800
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**430,300**	**373,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10 X 10		100	16.90	1,300

PHOTO 09/03/2008



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	9/3/2008	MR
LIST	3/4/2009	TL
REVIEW	3/4/2009	TL

YEAR BLT	1982	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$254	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	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	4	VINYL	1.00
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	1,152		35.90	41,359
A	BAS	L	BASE AREA	1,152	1982	189.00	217,728
B	EPA	N	ENCLOSED PORCH	250		64.22	16,056
C	WDK	N	WOOD DECK	704		21.03	14,805
	FIX	O	XTRA FIXTURES	1		2,097.10	2,097

TOTAL RCN 292,045

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

EFF.YR/AGE 1999 / 23

COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80

RCNLD $233,600