

Key: 9307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.524

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WESLEY DALE E ETUX MICHELLE A WESLEY 4 WINDSONG CIR POCASSET, MA 02559				43.2-65-0				4 WINDSONG CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WESLEY DALE E ETUX				04/01/2016	QS	393,000	(209144)				
LACERDA CECILIA Z				04/01/2016	F	(174182)					
LACERDA NUNO A & CECILIA				08/26/2004	QS	454,500	(174182)				

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	%
18876	10/10/2018	6	FENCE	750			100	100
16667	08/08/2016	15	INSULATE/WEA	1,494			100	100
04089	03/01/2004	10	WOODSTOVE		04/26/2004	TL	100	100

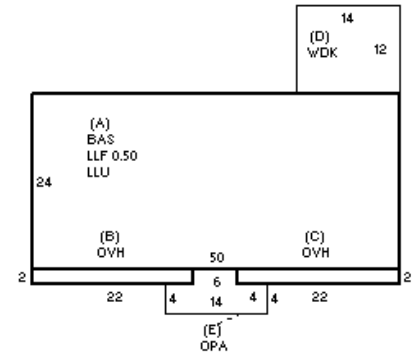
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	23,304	11	1.00	100	1.00	100	1.00	271,055	1.51	A	1.00	R08	1.15		218,720

TOTAL	23,305 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	218,700	185,200			
Infl1	AVG		BUILDING	326,800	289,300			
N_Index	AVG		DETACHED	6,000	5,700			
			OTHER	0	0			
			TOTAL	551,500	480,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/31/2002
SHF	E	1.90	10 0.90	10 X 23		230	28.94	6,000	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/11/2005	TL
MODEL	1		RESIDENTIAL	LIST	7/11/2005	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/28/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	408,561
NET AREA	1,888	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,200		35.34	42,404		
\$NLA(RCN)	\$216	OVERALL	1.040	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	600	1983	68.06	40,833		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,200	1983	211.72	254,068		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	88	1983	199.74	17,577		
				FLOOR COVER	2	SOFTWOOD	1.02	D	WDK	N	WOOD DECK	168		38.58	6,481		
				INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	68		84.52	5,747		
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2			7,861.60	15,723		
				FUEL SOURCE	2	GAS	1.00	F12	O	FPL 1S 2OP	1			9,286.60	9,287		
				USE	0		1.00	FIX	O	XTRA FIXTURES	7			2,348.74	16,441		

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

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$326,800