

Key: 9356

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.572

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
COLETTA CAROL L C/O COLETTA CAROL L TRS 6-1 TREETOP LANE KINGSTON, MA 02364		43.3-57-0	16 WABASH AVE			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
COLETTA CAROL L TRS		06/28/2023	F	1 35865-178		
COLETTA CAROL L		02/22/2017	F	99 30311-274		
COLETTA CAROL L & STEVEN		10/28/2016	F	1 30046-185		

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
07670	11/05/2007	3	ALT/RENO	3,500	03/28/2008	TL	100
925740	11/10/1992	3	ALT/RENO	40,000	08/15/1994	DMB	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	6,500	11	1.00	100	1.00	100	1.00	659,960	4.66	A	1.00	HCG	2.80		458,700

TOTAL	6,490 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	458,700	406,000
Infl1	AVG		BUILDING	75,000	66,400			
N_Index	AVG		DETACHED	2,300	2,200			
			OTHER	0	0			
						TOTAL	536,000	474,600

DETACHED

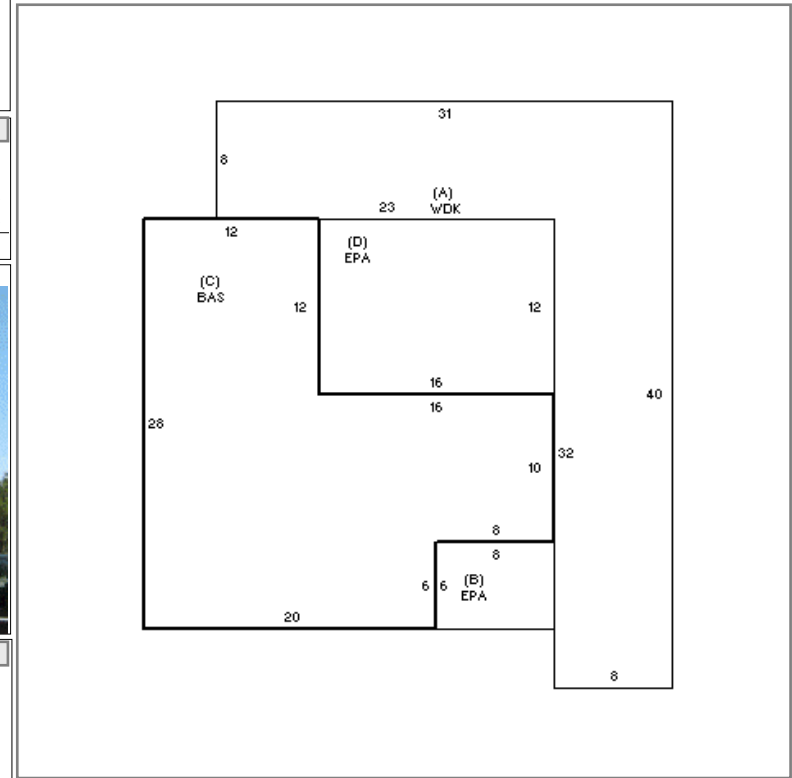
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 16		160	15.95	2,300



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/8/2012	TL
MODEL	1		RESIDENTIAL	LIST	6/8/2012	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	6/8/2012	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	544	DETAIL ADJ	1.000
\$NLA(RCN)	\$182	OVERALL	0.660
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	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	1	PIER	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	504		14.38	7,247
+	EPA	N	ENCLOSED PORCH	240		43.92	10,540
C	BAS	L	BASE AREA	544	1950	146.18	79,521
	FIX	O	XTRA FIXTURES	1		1,433.90	1,434

TOTAL RCN	98,742	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$75,000	