

Key: 9578

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.801

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WELLS ERNEST E ETUX CAROLYN A WELLS 3 MAUD PLACE WOBURN, MA 01801				43.4-35-0				967 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WELLS ERNEST E ETUX WELLS ERNEST E				06/03/2003 07/08/1991	F XX		1 17025-270 07603-00206				

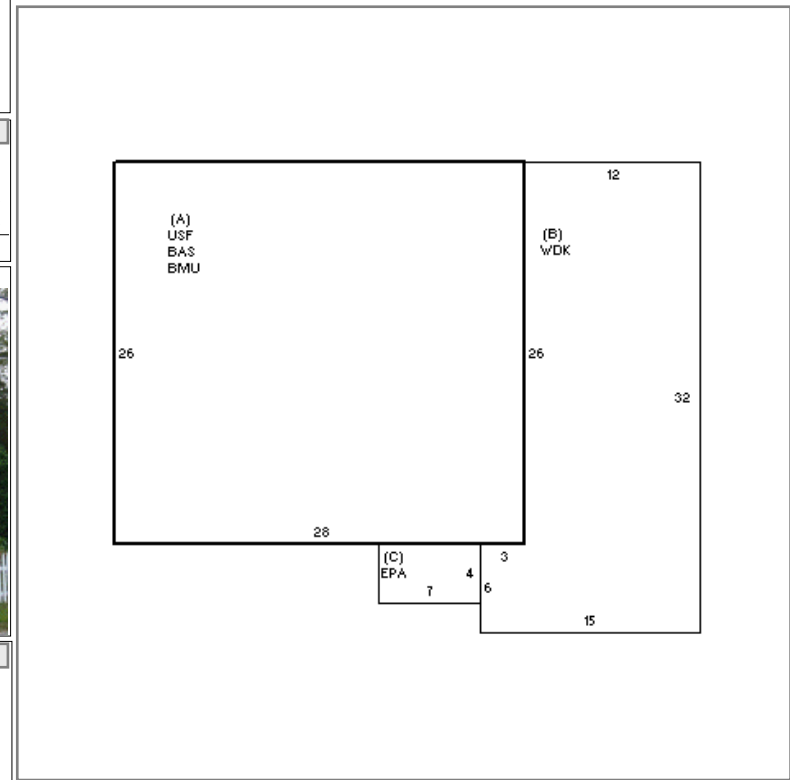
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-22-53 19670	01/31/2022 07/25/2019	15 4	INSULATE/WEA DETACH.STRUC	5,798 1,200			100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	6,000	11	1.00	100	1.00	100	1.00	247,485	5.02	A	1.00	R06	1.05		171,190

TOTAL	6,011 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	171,200	151,500			
Infl1	AVG		BUILDING	235,900	208,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	407,100	360,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90	F 0.60	6X6,6X6		0.00	



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	9/9/2008	MR
MODEL	1		RESIDENTIAL	LIST	9/9/2008	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/12/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	310,440		
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	728		48.59	35,374	CONDITION ELEM	CD		
\$NLA(RCN)	\$213	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	728	1940	217.74	158,516	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	728	1940	114.78	83,559	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	402		22.55	9,064	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	C	EPA	N	ENCLOSED PORCH	28		120.98	3,387	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,298.80	9,299	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	5		2,248.00	11,240	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$235,900