Key: 9589

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,815

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HEDGE RANDY & MAUREEN CASEY P O BOX 1676 N FALMOUTH, MA 02556-1676	43.4-46-0	12 WAMSUTTA AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HEDGE RANDY &	07/26/1994	QS	145,000	9296-076
SCHOENHERR HENRY W &	05/27/1993	J	1	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

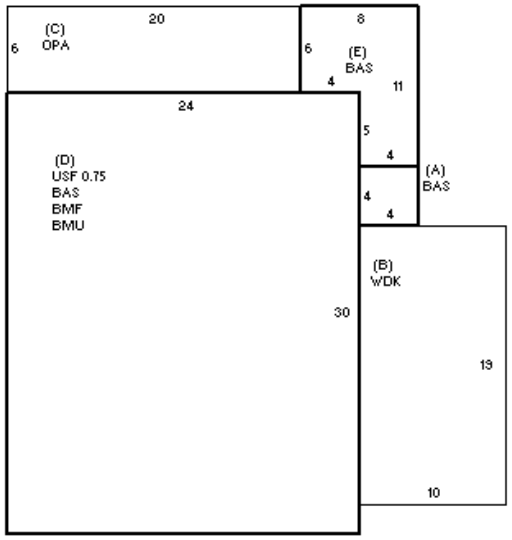
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05419	06/21/2005	2	ADDITIONS	22,000	09/28/2010	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	11 1.00	100 1.00	100 1.00	518,540	2.87	A 1.00	BA- 2.20			375,940

TOTAL	11,021 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	375,900	332,700
BUILDING	248,000	219,400
DETACHED	13,700	13,000
OTHER	0	0
TOTAL	**637,600**	**565,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGC	A 1.00	A 0.75	19 X 22		418	43.61	13,700

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/27/2008	TL
LIST	8/27/2008	TL
REVIEW	3/9/2009	TL

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	804	1940	209.33	168,302
B	WDK	N	WOOD DECK	190		36.92	7,016
C	OPA	N	OPEN PORCH	120		72.43	8,692
D	BMU	N	BSMT UNFINISHED	720		48.59	34,985
D	BMF	N	BSMT FINISH	720		46.25	33,300
D	USF	L	UPPER STORY FIN	540	1940	116.15	62,722
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496
	GFP	O	GAS FIREPLACE	1		6,755.80	6,756

TOTAL RCN	326,267
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	$248,000