Key: 9784

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,018

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHEELER MADELINE &	44.1-82-0	23 MARJORIE AVE
RHETT WHEELER		
23 MARJORIE AVE		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHEELER MADELINE &	08/25/2021	QS	405,000	34411-155
NORTON DENNIS E &	06/27/2016	F	1	29756-244
NORTON DENNIS E &	04/22/2011	QS	238,000	25399-130

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-22-686	10/12/2022	14	SOLAR	44,000			100	100
08377	05/07/2018	3	ALT/RENO	6,800			100	100
16716	08/22/2016	3	ALT/RENO	17,500			100	100
14562	07/16/2014	3	ALT/RENO	7,000			100	100
920526	10/08/1992	4	DETACH.STRUC	11,000	04/19/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,564	11 1.00	100 1.00	100 1.00	282,840	3.26	A 1.00	PAV 1.20			202,360

TOTAL 9,583 SF ZONING 1 FRNT 0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	202,400	179,100
BUILDING	256,600	229,900
DETACHED	1,000	1,100
OTHER	0	0
TOTAL	**460,000**	**410,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	9 X 13	1992	117	16.42	1,000

PHOTO 08/08/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/8/2008	RJM
LIST	8/8/2008	RJM
REVIEW	8/18/2008	KEO

YEAR BLT	1971	SIZE ADJ	1.010
NET AREA	1,642	DETAIL ADJ	1.000
$NLA(RCN)	$191	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	80	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	128		40.71	5,211
B	LLU	N	LOWER LEVEL UNF	912		33.01	30,102
B	LLF	L	LOWER LEVEL FIN	730	1971	63.57	46,405
B	BAS	L	BASE AREA	912	1971	204.29	186,316
C	AGR	N	ATT GARAGE	576		63.67	36,675
	F11	O	FPL 1S 1OP	1		8,260.10	8,260

TOTAL RCN 312,970

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $256,600