

Key: 10082

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.315

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
POHLIG JENNIFER B TRS 483 WINGS NECK NOMINEE TRUST PO BOX 126 CONCORD, MA 01742				45.0-23-0				483 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
POHLIG JENNIFER B TRS				08/07/2018	U	1,850,000	31452-208				
MALCOM WILLIAM S JR & DAV				08/07/2018	F	1	31452-206				
MALCOM ELINOR TR OF EB MA				06/17/1998	F	1	11507-154				

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-20-242	09/04/2020	6	FENCE	10,000			100	100
20011	01/02/2020	10	WOODSTOVE	7,000	06/08/2020	RP	100	100
19690	07/29/2019	2	ADDITIONS	126,089	06/08/2020	RP	100	100
02181	04/02/2002	2	ADDITIONS	8,000	04/23/2003	TL	100	100

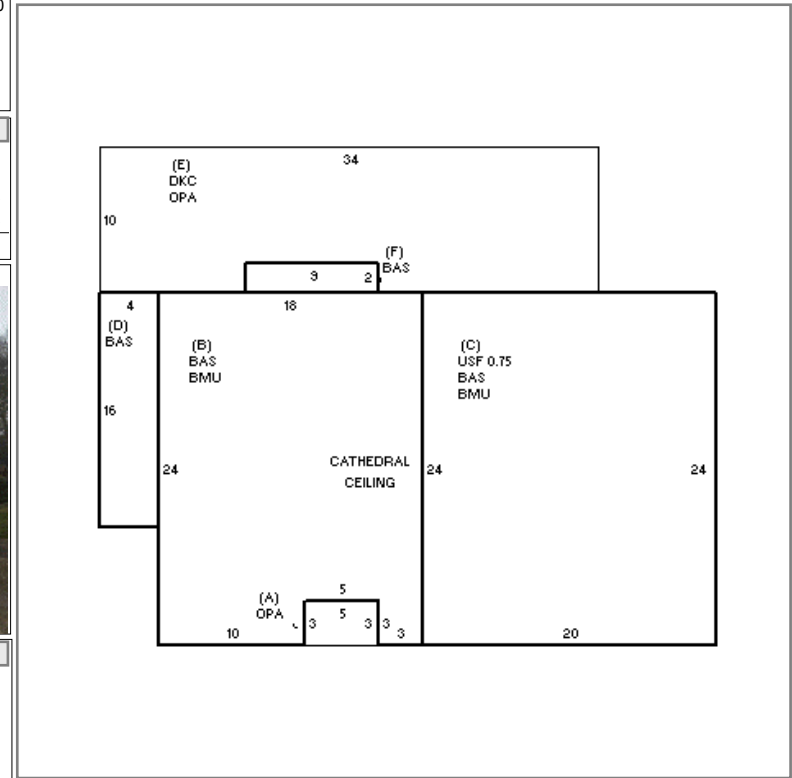
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	12	1.00	100	1.00	100	1.00	1,767,750	1.00	A	1.00	WNS	7.50		1,622,950
300	A	0.782	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		95,600

TOTAL	1.700 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK		NOTE			LAND	1,718,600	1,520,800	
Infl1	AVG			BUILDING	407,000	363,900			
N_Index	AVG			DETACHED	0	0			
				OTHER	0	0			
						TOTAL	2,125,600	1,884,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/8/2020	RP
MODEL	1		RESIDENTIAL	LIST	6/8/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,339	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	355		76.88	27,293
\$NLA(RCN)	\$313	OVERALL	1.170	EXT COVER	10	VERT BOARD	1.00	+	BMU	N	BSMT UNFINISHED	897		47.63	42,728
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	360	2019	143.74	51,745
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	979	1981	259.05	253,606
				FLOOR COVER	1	HARDWOOD	1.02	E	DKC	N	DECK-COMPOSITE	340		82.02	27,887
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	4			2,781.78	11,127
				HEATING/COOLING	11	HT WATER CL AIR	1.05	MST	O	MAS/METAL STACK	1			5,213.50	5,214
				FUEL SOURCE	7	OTHER	1.00								
				USE	0		1.00								

TOTAL RCN	419,600	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	G	
KITCHEN	G	
BATHS	G	
HEAT	U	
ELECT	U	
EFF.YR/AGE 2016 / 6		
COND	3	3 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD	\$407,000	