

Key: 10084

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.317

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SANDBERG JON L ETUX DEBORAH T SANDBERG 475 WINGS NECK RD POCASSET, MA 02559				45.0-25-0				475 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANDBERG JON L ETUX				10/17/2016	QS	1,781,500	30009-181				
GIARRUSSO JAMES M &				02/21/2002	F	100	14844-324				
GIARRUSSO JAMES M AND				06/03/1998	QS	805,000	11476-114				

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 %
SR-21-34	06/17/2021	3	ALT/RENO		01/06/2022	TL	100 100
16974	11/03/2016	4	DETACH.STRUC		12/10/2021		100 100
		3	ALT/RENO	18,000			100 100

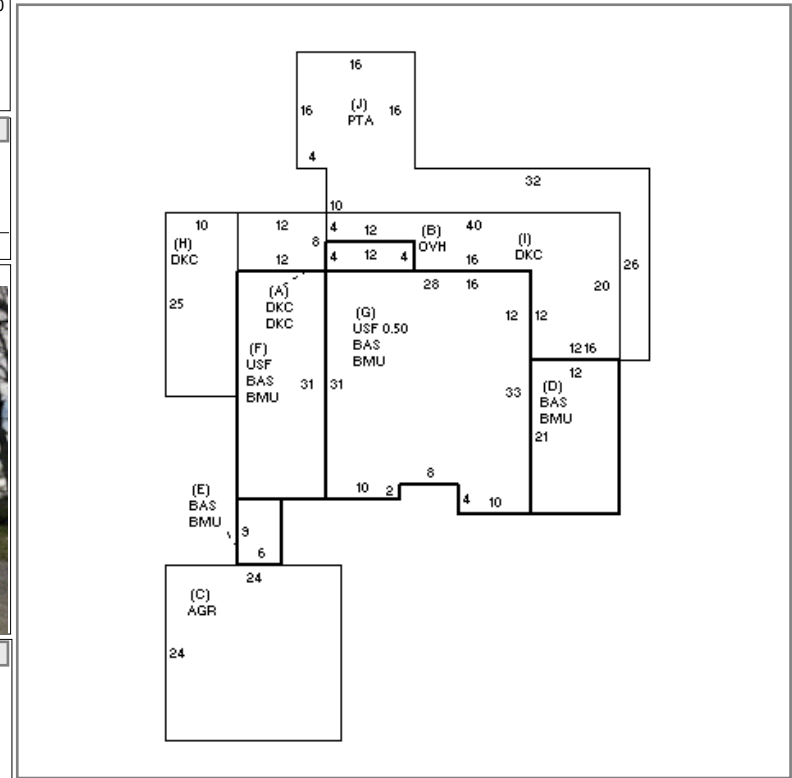
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	12	1.00	100	1,767,750	0.64	A	1.00	WNS	7.50	2,093,700
300	A	0.463	12	1.00	100	122,250	1.00	A	1.00	WNS	7.50	56,600

TOTAL	2.300 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK		NOTE			LAND	2,150,300	1,903,000	
Infl1	AVG			LAND	750,900	664,500			
N_Index	AVG			DETACHED	3,300	3,100			
				OTHER	0	0			
						TOTAL	2,904,500	2,570,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 16	2021	192	19.14 3,300



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/6/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW		
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1986	SIZE ADJ	1.005
NET AREA	2,406	DETAIL ADJ	1.000
\$NLA(RCN)	\$332	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	17	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	83	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	2	CLAPBOARD	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	DKC	N	DECK-COMPOSITE	858		78.10	67,007
B	OVH	L	OVERHANG	48	1986	230.24	11,052
C	AGR	N	ATT GARAGE	576		78.58	45,259
+	BMU	N	BSMT UNFINISHED	1,550		40.61	62,952
+	BAS	L	BASE AREA	1,550	1986	233.23	361,506
+	USF	L	UPPER STORY FIN	808	1986	136.86	110,581
J	PTA	N	PATIO	1,016		17.29	17,563
BGF	N		BSMT GOOD FINIS	1,270		49.70	63,124
F22	O		FPL 2S 2OP	1		11,722.90	11,723
FIX	O		XTRA FIXTURES	12		2,707.39	32,489
JAC	O		JACUZZI	1		15,611.90	15,612

TOTAL RCN	798,868
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2013 / 9	
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$750,900