

Key: 6172

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.329

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WINGET ANDREA E PO BOX 106 MONUMENT BEACH, MA 02553-0106				30.2-46-0				330 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINGET ANDREA E				10/25/2011	N		25782-102/3				
WINGET STEVEN E				10/08/1992	QS	100,000	08244-00186				

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	%	

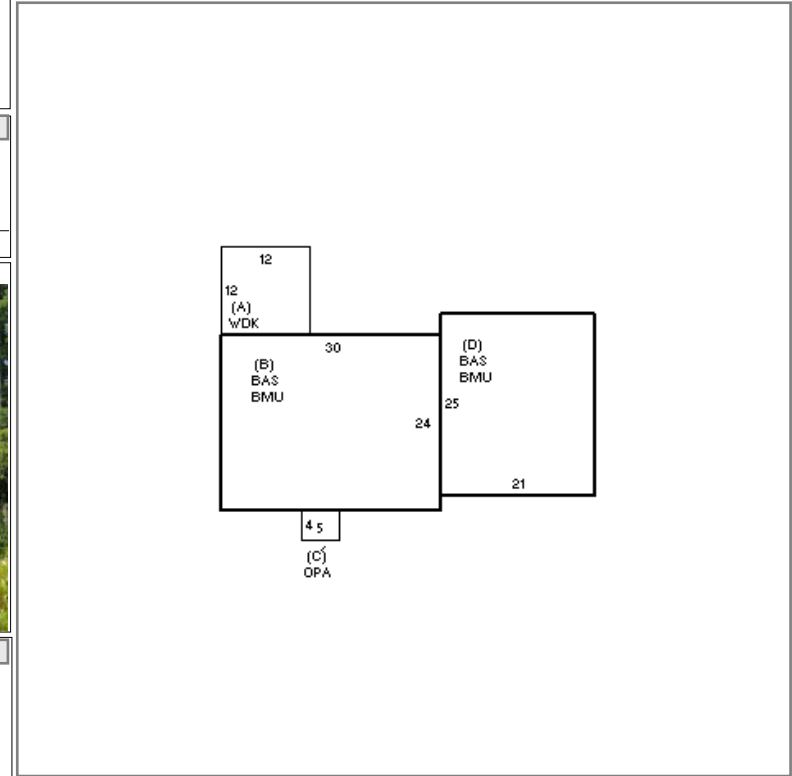
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000 9		1.00 100	1.00 100	271,055	1.47	A	1.00	BAV	1.15	219,980

TOTAL	24,002 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	220,000	194,700			
Infl1	AVG		BUILDING	246,300	217,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	466,300	412,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	L	0.90 A	0.75 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/21/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/21/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/21/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1946	SIZE ADJ	1.015
NET AREA	1,245	DETAIL ADJ	1.000
\$NLA(RCN)	\$238	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	144		40.51	5,833
+	BMU	N	BSMT UNFINISHED	1,245		32.75	40,773
B	BAS	L	BASE AREA	720	1946	192.71	138,751
C	OPA	N	OPEN PORCH	20		97.44	1,949
D	BAS	L	BASE AREA	525	1985	192.71	101,172
	F11	O	FPL 1S 1OP	1		8,219.70	8,220

TOTAL RCN	296,698
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$246,300