

Key: 7714

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.870

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION			
SV 165 WINGS NECK LLC c/o TIMOTHY FULLUM 55 ADIN ST HOPEDALE, MA 01747							37.0-24-0				165 WINGS NECK RD			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
SV 165 WINGS NECK LLC							08/08/2019	U	2,000,000	32210-1				
HANS GAYLE BURGESS							03/31/2014	U	3,750,000	28062-27				
COFFIN PETER B TR PETER B							03/08/2011	F	1	25303-254				

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	%
000	01/23/2015	13	OTHER		01/23/2015	DB	100	100
07057	02/08/2007	8	POOL	60,000	08/23/2007	DB	100	100
05583	08/23/2005	1	NEW CONSTRUC	325,000	06/25/2007	TL	100	100
910586	11/26/1991	3	ALT/RENO	15,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,000	11	1.00	100	1,343,490	1.47	A	1.00	BEX	5.70	1,090,340

DETACHED

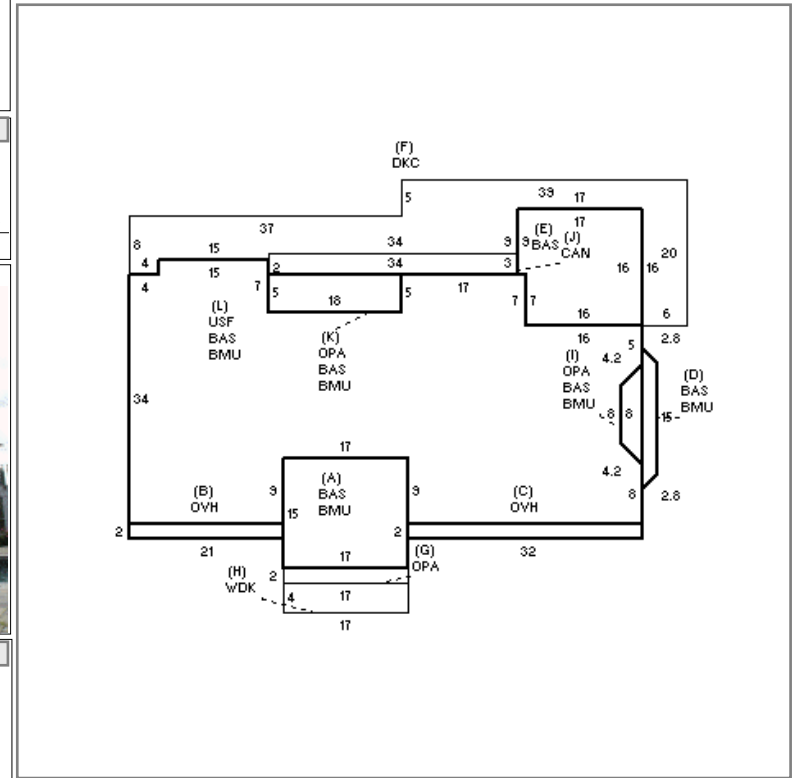
TOTAL	24,002 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E MARSH IN FRONT - POCASSET HARBOR	LAND	1,090,300	965,000			
Infl1	AVG		BUILDING	3,764,300	3,369,400			
N_Index	AVG		DETACHED	59,200	54,800			
			OTHER	0	0			
TOTAL				4,913,800	4,389,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	S	3.00	10 0.90	14 X 40	2007	560	83.72	42,200
PTD	S	3.00	10 0.90	15X54+11X30+		1,782	10.58	17,000

PHOTO 12/31/2002



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	10/1/2018	BC
QUALITY	S+	4.00	SUPER PLUS [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LOADING

YEAR BLT	2005	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	4,326,801
NET AREA	4,827	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,434		126.12	306,977		
\$NLA(RCN)	\$896	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	OVH	L	OVERHANG	106	2005	830.61	88,045		
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	2,699	2005	754.18	2,035,536		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	DKC	N	DECK-COMPOSITE	662		284.57	188,386		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	157		299.75	47,061		
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	WOOD DECK	68		246.11	16,736		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	J	CAN	N	CANOPY	102		56.30	5,742		
				FUEL SOURCE	2	GAS	1.00	L	USF	N	UPPER STORY FIN	2,022	2005	397.37	803,473		
				USE	0		1.00	BGF	N	BSMT GOOD FINIS	192		344.55	66,154			
								BMG	O	BSMT GARAGE	2		32,691.85	65,384			
								ELV	O	ELEVATOR (MULTI	1		219,161.10	219,161			
								FIX	O	XTRA FIXTURES	17		9,767.14	166,041			
								GFP	O	GAS FIREPLACE	7		29,352.30	205,466			
								JAC	O	JACUZZI	2		56,318.70	112,637			

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

EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$3,764,300