

Key: 7731

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.887

LEGALS AND

CURRENT OWNER			PARCEL ID			LOCATION		
SCAIFE BENJAMIN L C/O SCAIFE BENJAMIN L TRS PO BOX 624 POCASSET, MA 02559			37.4-11-0			176 WINGS NECK RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
SCAIFE BENJAMIN L TRS			02/06/2023	F	100	35627-282		
SCAIFE BENJAMIN L			05/21/1997	N	135,000	10760-206		

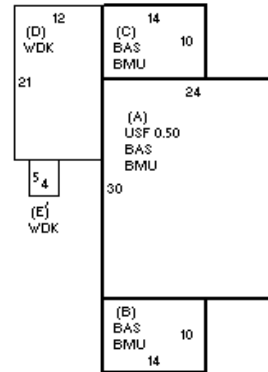
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11699	11/02/2011	15	INSULATE/WEA	1,000	02/24/2017	BC	100	100
02460	07/17/2002	3	ALT/RENO	35,000	09/19/2006	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,171	11	1.00	100 1.00	942,800	1.63	A	1.00	BGD 4.00		747,400

TOTAL	21,170 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Distant view of Wings Neck Marsh	LAND	747,400	661,500			
Infl1	AVG		BUILDING	250,500	221,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	997,900	883,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 4 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/31/2020	RP
STYLE	4	1.05	CAPE [100%]			
QUALITY	A	1.00	AVERAGE [100%]	REVIEW		
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,360	DETAIL ADJ	1.000
\$NLA(RCN)	\$242	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	4	FLR/WALL(FULL)	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	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
+	BMU	N	BSMT UNFINISHED	1,000		41.45	41,453
+	BAS	L	BASE AREA	1,000	1959	225.43	225,433
A	USF	L	UPPER STORY FIN	360	1959	125.09	45,031
+	WDK	N	WOOD DECK	272		29.44	8,009
	FIX	O	XTRA FIXTURES	4		2,420.83	9,683

TOTAL RCN	329,610	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$250,500	