

Key: 7732

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.888

LEGAL

LAND

DETACHED

BUILDING

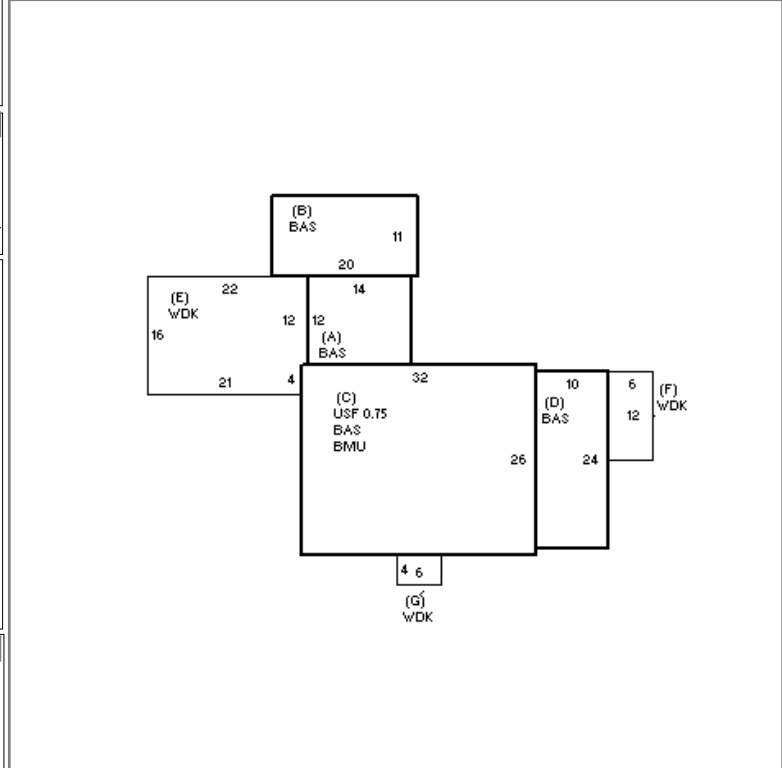
| CURRENT OWNER   |  |  |  | PARCEL ID  |    |            |              | LOCATION          |  |  |  |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| SORRENTI DAVID P TRS<br>SORRENTI FAMILY REALTY TRUST<br>60 SHERWOOD LANE<br>BRIDGEWATER, MA 02324 |  |  |  | 37.4-12-0  |    |            |              | 170 WINGS NECK RD |  |  |  |
| TRANSFER HISTORY  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                   |  |  |  |
| SORRENTI DAVID P TRS  |  |  |  | 09/24/2020 | QS | 849,000    | 33289-272    |                   |  |  |  |
| LANDSMAN HERBERT S & CYNT   |  |  |  | 06/18/2015 | F  | 100        | 28949-44     |                   |  |  |  |
| LANDSMAN HERBERT S ETUX   |  |  |  | 09/29/2006 | QS | 749,000    | 21394-144    |                   |  |  |  |

| 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 %   |
| 16340  | 05/03/2016 | 3             | ALT/RENO  | 72,000 | 03/28/2018 |        | 100 100 |
| 13031  | 01/17/2013 | 6             | FENCE     | 17,800 | 08/23/2013 | TL     | 100 100 |
| 12202  | 04/02/2012 | 2             | ADDITIONS |        | 08/23/2013 | TL     | 100 100 |
| 200234 | 04/26/2000 | 6             | FENCE     | 2,600  | 06/27/2001 | TL     | 100 100 |
| 990303 | 06/01/1999 | 9             | DECK      | 20,000 | 11/18/1999 | MS     | 100 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N   | Index | ADJ BASE | SAF  | Topo | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|-----|-------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 20,024   | 11   | 1.00  | 100 | 1.00  | 942,800  | 1.71 | A    | 1.00 | BGD | 4.00       | 740,190   |

| TOTAL   | 20,038 SF | ZONING   | 1            | FRNT             | 0              | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--|--------------|------------------|----------------|----------|---------|----------|
| Nbhd    | POC       | N<br>O<br>T<br>E<br>GREAT VIEW OF POCASSET HARBOR; deeded beach rights | LAND         | 740,200          | 655,100        |          |         |          |
| Infl1   | AVG       |  | BUILDING     | 383,100          | 339,100        |          |         |          |
| N_Index | AVG       |  | DETACHED     | 0                | 0              |          |         |          |
|         |           |  | OTHER        | 0                | 0              |          |         |          |
|         |           |  | <b>TOTAL</b> | <b>1,123,300</b> | <b>994,200</b> |          |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



| BLDG COMMENTS |
|---------------|
|               |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/13/2021 | RP |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 1/13/2021 | RP |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 1/13/2021 | RP |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |

| YEAR BLT   | 1940  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 456,112 |            |            |  |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|--|
| NET AREA   | 2,084 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | +   | BAS | L             | BASE AREA       | 1,000 | 1940      | 214.88    | 214,885 | CONDITION ELEM | CD      |            |            |  |
| \$NLA(RCN) | \$219 | OVERALL    | 1.110 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | +   | BAS | L             | BASE AREA       | 460   | 2012      | 214.89    | 98,847  | EXTERIOR       | A       |            |            |  |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | C   | BMU | N             | BSMT UNFINISHED | 832   |           | 42.71     | 35,537  | INTERIOR       | G       |            |            |  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C   | USF | L             | UPPER STORY FIN | 624   | 1940      | 127.36    | 79,475  | KITCHEN        | A       |            |            |  |
|            |       |            |       | FLOOR COVER     | 2  | SOFTWOOD       | 1.02 | +   | WDK | N             | WOOD DECK       | 444   |           | 25.02     | 11,109  | BATHS          | G       |            |            |  |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | F23 | O   | FPL 2S 3OP    | 1               |       | 11,270.50 | 11,271    | HEAT    | A              |         |            |            |  |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | FIX | O   | XTRA FIXTURES | 2               |       | 2,494.35  | 4,989     | ELECT   | A              |         |            |            |  |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |     |     |               |                 |       |           |           |         |                |         |            |            |  |
|            |       |            |       | USE             | 0  |                | 1.00 |     |     |               |                 |       |           |           |         |                |         |            |            |  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | EFF.YR/AGE | 2003 / 19  |  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | COND       | 16 16 %    |  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | FUNC       | 0          |  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | ECON       | 0          |  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | DEPR       | 16 % GD 84 |  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | RCNLD      | \$383,100  |  |