

Key: 7742

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.899

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AND

CURRENT OWNER				PARCEL ID				LOCATION			
ALAYOUB EVELYN PO BOX 1114 POCASSET, MA 02559-1114				37.4-23-1				164 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ALAYOUB EVELYN AL-AYOUB ABDULAZIZ A &				01/13/2014	F	100	27931-291				
				12/09/1988	XX		6549-117				

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	%
EXB-21-391	06/03/2021	6	FENCE	5,500			100	100
19787	08/27/2019	6	FENCE	4,400	05/01/2018	DB	100	100
		12	CYCLICAL				100	100
18095	02/08/2018	2	ADDITIONS	203,000	01/23/2019	TL	100	100
16525	06/22/2016	6	FENCE				100	100

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1,343,490	1.00	A	1.00	BEX	5.70	1,233,440
300	A	0.482	11	1.00	100	92,910	1.00	A	1.00	BEX	5.70	44,780

TOTAL	1.400 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Chapter 91 License #88-5 Float not included Expires 2096				LAND	1,278,200	1,131,200
Infl1	AVG		BUILDING	1,334,500	1,193,800			
N_Index	AVG		DETACHED	217,900	207,500			
						OTHER	0	0
						TOTAL	2,830,600	2,532,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 8 X 8			0.00	
PPD	E	1.90	10 0.90 4X159		636	344.28	197,100
FLD	E	1.90	10 0.90 6X24		144	114.76	14,900
PTD	E	1.90	10 0.90 12 X 16		192	8.48	1,500
PTD	E	1.90	10 0.90		730	6.70	4,400



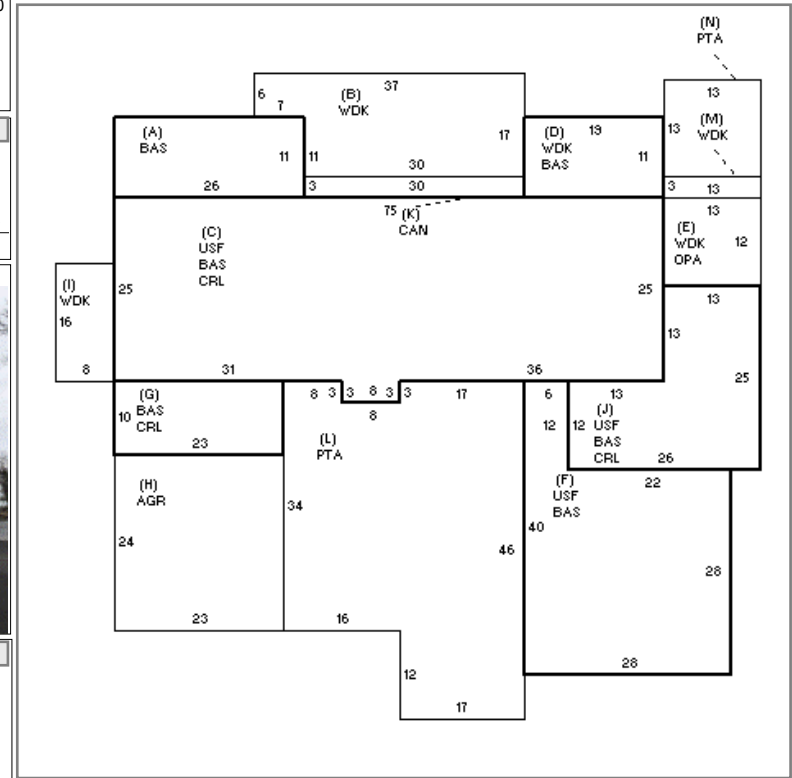
BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/23/2019	TL
MODEL	1		RESIDENTIAL	LIST	3/12/2019	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/12/2019	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1981	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,450,571
NET AREA	7,197	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	3,480	1981	208.79	726,599		
\$NLA(RCN)	\$202	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	1,084		27.12	29,399		
				ROOF SHAPE	2	HIP	1.02	+	CRL	N	BSMT CRAWL	2,610		19.49	50,858		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	2,755	1981	110.01	303,076		
				FLOOR COVER	2	SOFTWOOD	1.02	E	OPA	N	OPEN PORCH	156		82.99	12,946		
				INT. FINISH	2	DRYWALL	1.00	H	AGR	N	ATT GARAGE	552		78.47	43,318		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	J	BAS	L	BASE AREA	481	2018	208.79	100,429		
				FUEL SOURCE	2	GAS	1.00	J	USF	L	UPPER STORY FIN	481	2018	110.01	52,915		
				USE	0		1.00	K	CAN	N	CANOPY	90		16.15	1,454		
								+	PTA	N	PATIO	1,471		17.27	25,397		
									CAN	N	CANOPY	1,110		13.82	15,345		
									F21	O	FPL 2S 1OP	1		11,185.10	11,185		
									FIX	O	XTRA FIXTURES	24		2,704.00	64,896		
									KIT	O	EXTRA KITCHEN	2		6,377.20	12,754		



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

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$1,334,500
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