

Key: 7744

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.902

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PRAWZIK DANIEL B TR OF 146 WINGS NECK RLTY TRUST 62 ROUTE 101A AMHERST, NH 03031		37.4-23-3		146 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PRAWZIK DANIEL B TR OF OBRIEN GERARD J		11/24/2006	QS	2,000,000	21550-175
		08/24/1998	X		11653-229

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 %
16673	08/11/2016	3	ALT/RENO				100 100
10617	10/13/2010	3	ALT/RENO		02/24/2014		100 100
9300233	05/21/1993	3	ALT/RENO		04/28/1994	JS	100 100
		13	OTHER				100 100

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	1.132	11	1.00	100	92,910	1.00	A	1.00	BEX	5.70	105,170

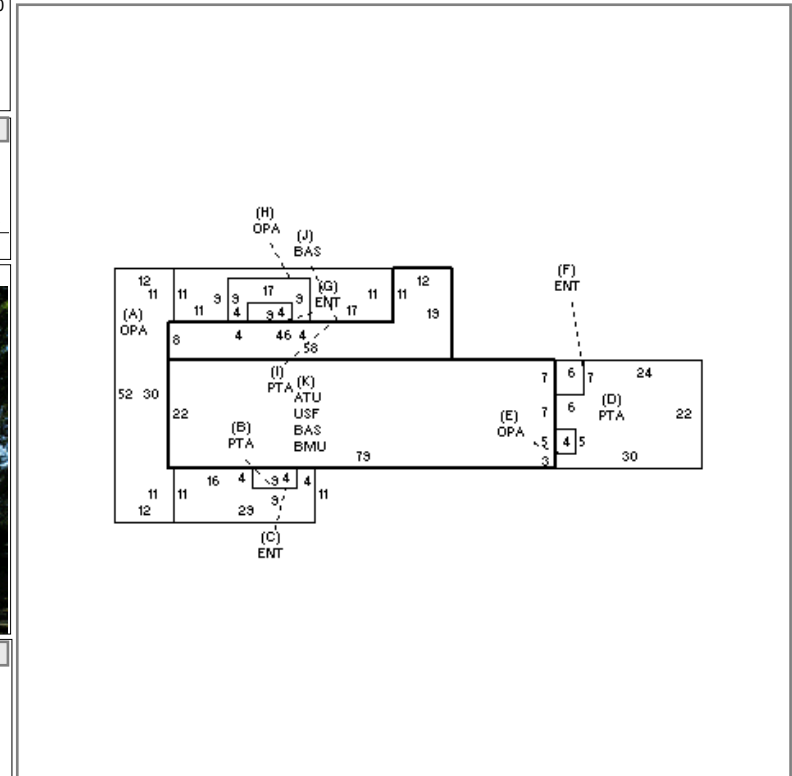
TOTAL	2.050 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N floating dock; easement B7537 P234in perpetuity from 144 Wings Neck Road Chapter 91 License #93-1; expires 2098	LAND	1,338,600	1,184,500			
Infl1	AVG		BUILDING	684,000	605,300			
N_Index	AVG		DETACHED	44,600	42,500			
			OTHER	0	0			
			TOTAL	2,067,200	1,832,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	E	1.90 10 0.90	12X36		432	114.76	44,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/30/2007	TL
MODEL	1		RESIDENTIAL	LIST	12/30/2008	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/28/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1920	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	855,041		
NET AREA	4,088	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	731		61.48	44,939	CONDITION ELEM	CD		
\$NLA(RCN)	\$209	OVERALL	1.010	EXT COVER	4	VINYL	1.00	+	PTA	N	PATIO	1,223		14.20	17,372	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	ENT	N	ENCLOSED ENTRY	36		88.30	3,179	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	ENT	N	ENCLOSED ENTRY	42		88.29	3,708	KITCHEN	G		
				FLOOR COVER	2	SOFTWOOD	1.02	G	ENT	N	ENCLOSED ENTRY	36		88.30	3,179	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	2,334	1920	179.53	419,017	HEAT	A		
				HEATING/COOLING	4	STEAM	0.99	K	BMU	N	BSMT UNFINISHED	1,738		30.97	53,833	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	K	USF	L	UPPER STORY FIN	1,738	1920	108.60	188,754				
				USE	0		1.00	K	ATU	N	ATTIC UNF	1,738		41.72	72,504				
									BAY	L	BAYWINDOW	16	1920	189.20	3,027				
									F21	O	FPL 2S 1OP	1		9,201.80	9,202				
									F22	O	FPL 2S 2OP	1		9,632.20	9,632				
									FIX	O	XTRA FIXTURES	12		2,224.55	26,695				
																EFF.YR/AGE	1999 / 23		
																COND	20 20 %		
																FUNC	0		
																ECON	0		
																DEPR	20	% GD	80
																RCNLD	\$684,000		