

Key: 7745

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.903

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
PRAWDZIK DANIEL B TRUSTEE 144 WINGS NECK REALTY TRUST 62 ROUTE 101-A AMHERST, NH 03031		37.4-23-4		144 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PRAWDZIK DANIEL B TRUSTEE		05/28/2019	T	1,750,000	32047-168
FISHER ELLEN P & FRANKLIN		11/27/2012	F	1 26885-278	
FISHER FRANKLIN M & ELLEN		11/27/2012	F	1 26885-274	

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-21-359	05/19/2021	3	ALT/RENO	3,000	05/09/2022			0 0
E-21-193	03/15/2021	3	ALT/RENO	1,800	05/05/2021			100 100
GF-21-119	03/11/2021	3	ALT/RENO	10,000	05/05/2021			100 100
0000		13	OTHER		01/31/2017		DB	100 100
05054	02/04/2005	2	ADDITIONS	52,000	10/04/2007		JB	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	1.00	1,343,490	1.00	A	1.00	BEX	5.70	1,233,440
300	A	0.922	11	1.00	100	1.00	92,910	1.00	A	1.00	BEX	5.70	85,660

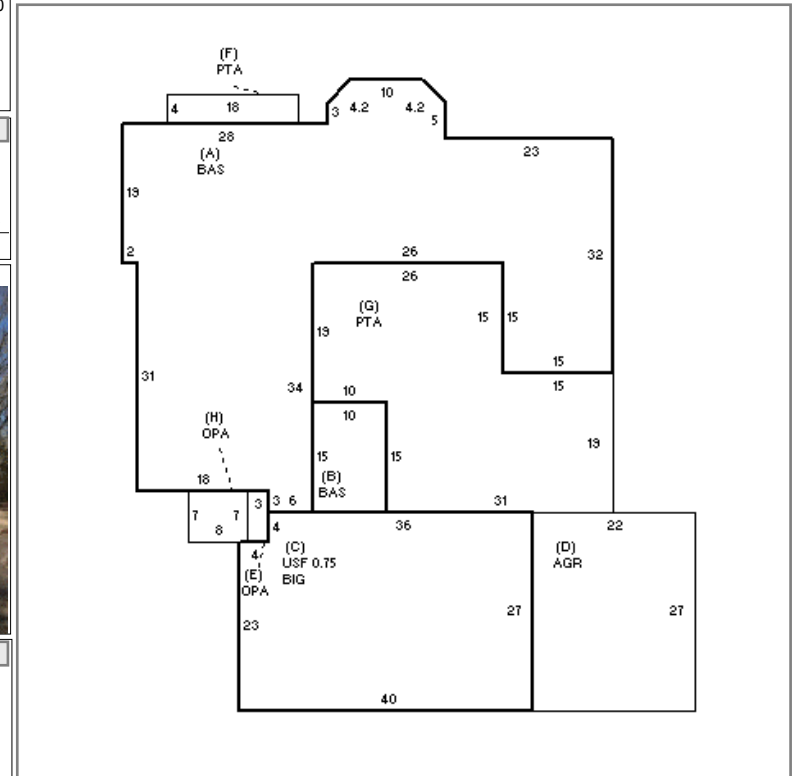
TOTAL	1.840 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N	boat ramp & jetty Chapter 91 License #93-13			LAND	1,319,100	1,167,300
Infl1	AVG	O	#93-1;Expires 2098;easement with 146 Wings Neck Road			BUILDING	1,153,300	1,020,700
N_Index	AVG	T	in perpetuity B7537 P234			DETACHED	125,900	119,900
		E				OTHER	0	0
						TOTAL	2,598,300	2,307,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	A	1.00	50 0.50		1	19,446.40	9,700
PPD	A	1.00	10 0.90		616	181.20	100,500
FLD	A	1.00	10 0.90		288	60.40	15,700



BUILDING	CD	ADJ	DESC	MEASURE	7/26/2018	BC
MODEL	1		RESIDENTIAL	LIST	9/9/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/21/2022	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1920	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,249	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	2,451	1920	350.14	858,191
\$NLA(RCN)	\$423	OVERALL	1.070	EXT COVER	4	VINYL	1.00	C	BIG	N	BUILT-IN GARAGE	1,064		149.04	158,575
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	798	1920	231.53	184,757
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	AGR	N	ATT GARAGE	594		131.60	78,171
				FLOOR COVER	2	SOFTWOOD	1.02	+	OPA	N	OPEN PORCH	77		153.03	11,784
				INT. FINISH	2	DRYWALL	1.00	+	PTA	N	PATIO	1,091		28.95	31,588
				HEATING/COOLING	3	RADIANT HW	1.10	FIX	O	O	XTRA FIXTURES	11		4,534.64	49,881
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



CAPACITY	UNITS	ADJ	TOTAL RCN	1,372,947
STORIES	1.75	1.00	CONDITION ELEM	CD
ROOMS	7	1.00	EXTERIOR	A
BEDROOMS	4	1.00	INTERIOR	A
BATHROOMS	3	1.00	KITCHEN	A
FIXTURES	16	1.00	BATHS	A
GARAGE CAPACITY	5	1.00	BATHS	A
% BSMT FINISH	0	1.00	HEAT	U
# OF HALF BATHS	1	1.00	ELECT	U
# OF UNITS	1	1.00		

EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,153,300