

Key: 7746

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.904

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
SEMERJIAN LEVON 124 WATERHOUSE RD BOURNE, MA 02532				37.4-24-0				142 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SEMERJIAN LEVON				05/14/2021	QS	1,192,120	34110-296				
MCGETTIGAN JOHN TIMOTHY &				08/01/1997	QS	395,000	10881-282				

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	%
15797	09/09/2015	9	DECK	3,500	05/01/2018	TL	100	100
07738	12/06/2007	4	DETACH.STRUC		04/04/2008	TL	100	100
01667	10/23/2001	9	DECK	10,000	10/31/2003	TL	100	100
200521	08/22/2000	3	ALT/RENO	9,614	10/31/2003	TL	100	100

LAND

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	100	1.00	1,343,490	1.00	A	1.00	BEX	5.70		1,233,440
300	A	0.092	11	1.00	100	1.00	100	1.00	92,910	1.00	A	1.00	BEX	5.70		8,550

TOTAL	1.010 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,242,000	1,099,200			
Infl1	AVG		BUILDING	209,600	185,600			
N_Index	AVG		DETACHED	1,300	1,200			
			OTHER	0	0			
			TOTAL	1,452,900	1,286,000			

DETACHED

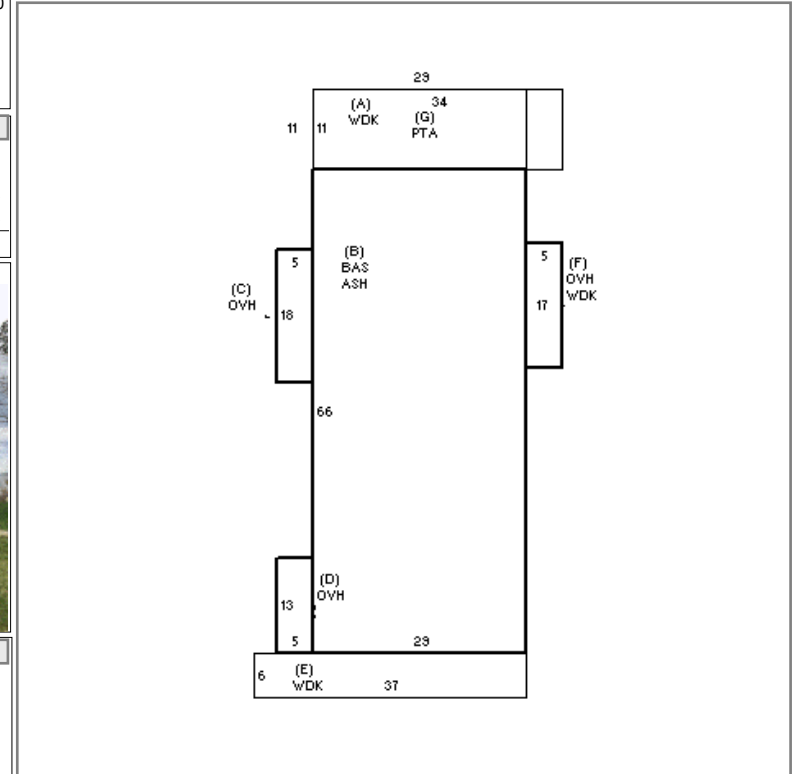
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 13		104	16.42	1,300



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/8/2021	TL
MODEL	1		RESIDENTIAL	LIST	3/8/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1970	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	419,257		
NET AREA	2,154	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	WDK	N	WOOD DECK	681		20.39	13,888	CONDITION ELEM	CD		
\$NLA(RCN)	\$195	OVERALL	0.950	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	1,914		14.60	27,937	EXTERIOR	F		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,914	1970	169.10	323,660	INTERIOR	P		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OVH	L	OVERHANG	240	1970	172.91	41,497	KITCHEN	P		
				FLOOR COVER	3	W/W CARPET	1.00	G	PTA	N	PATIO	319		12.98	4,142	BATHS	P		
				INT. FINISH	5	OTHER	1.00		FIX	O	XTRA FIXTURES	4		2,033.15	8,133	BATHS	P		
				HEATING/COOLING	5	ELECTRIC BB	0.98									HEAT	O		
				FUEL SOURCE	3	ELECTRIC	1.00									ELECT	O		
				USE	0		1.00												
																		EFF.YR/AGE	1969 / 53
																		COND	50 50 %
																		FUNC	0
																		ECON	0
																		DEPR	50 % GD 50
																		RCNLD	\$209,600