

Key: 7747

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.905

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
OHANIAN PETER TRS SUZAN A MESSINA IRREVOC TRUST 25 NORTH SHORE RD WINDHAM, NH 03087		37.4-25-0		140 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
OHANIAN PETER TRS SUZAN A MCGETTIGAN JOHN TIMOTHY &		12/15/2020	QS XX	1,400,000	33577-266 2588-104

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
1010	100	SINGLE FAMILY			1	1 of 2		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-389 0000	06/01/2021	15	INSULATE/WEA	4,952				
07683	11/08/2007	3	ALT/RENO		02/05/2021	TL	100	100
200456	07/18/2000	4	DETACH.STRUC	116,000	08/17/2009	TL	100	100
990042	01/25/1999	10	WOODSTOVE	637	06/27/2001	TL	100	100
		3	ALT/RENO	10,000	11/01/2000	TL	100	100

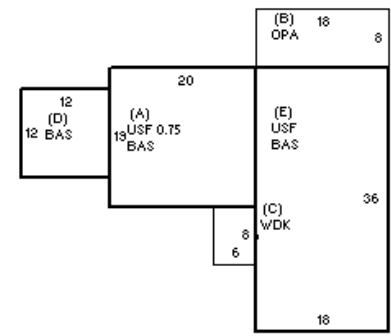
LAND

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	1,343,490	1.00	A	1.00	BEX	5.70	1,233,440
300	A	0.432	11	1.00	100	92,910	1.00	A	1.00	BEX	5.70	40,140

TOTAL	1.350 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	1,273,600	1,127,100			
Infl1	AVG		BUILDING	284,000	251,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	216,400	193,600			
			TOTAL	1,774,000	1,572,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 5 X 9			0.00	
SHF	A	1.00	A 0.75 6 X 9			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2021	TL
MODEL	1		RESIDENTIAL	LIST	2/5/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/5/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1925	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	383,736		
NET AREA	2,105	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,172	1925	208.36	244,198	CONDITION ELEM	CD		
\$NLA(RCN)	\$182	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	933	1925	116.84	109,015	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	144		74.47	10,724	INTERIOR	A		
				ROOF COVER	2	WOOD SHINGLES	1.02	C	WDK	N	WOOD DECK	48		68.81	3,303	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	F21	O	FPL 2S 1OP	1		9,561.30	9,561	BATHS	A			
				INT. FINISH	1	PLASTER	1.00	FIX	O	XTRA FIXTURES	3		2,311.53	6,935	HEAT	A			
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	O			
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1993 / 29
																		COND	26 26 %
																		FUNC	0
																		ECON	0
																		DEPR	26 % GD 74
																		RCNLD	\$284,000

