

Key: 7751

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.910

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEISEL DAVID H & JILL C TRS JILL C BEISEL 2014 REV TRUST 12 BAKER HILL DR HINGHAM, MA 02043				37.4-29-0				132 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEISEL DAVID H & JILL C T				07/08/2022	QS	1,800,000	35237-145				
MIELBYE MATTHEW P ETUX				02/01/2013	O	740,000	27098-257				
SILVEIRA LEWIS H				03/02/2011	H	250,000	25292-320				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,500	11	1.00	100	1,343,490	1.11	A	1.00	BEX	5.70	1,184,190

TOTAL	34,500 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE marsh before water	LAND	1,184,200	1,048,000			
Infl1	AVG		BUILDING	563,700	496,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,747,900	1,544,700			

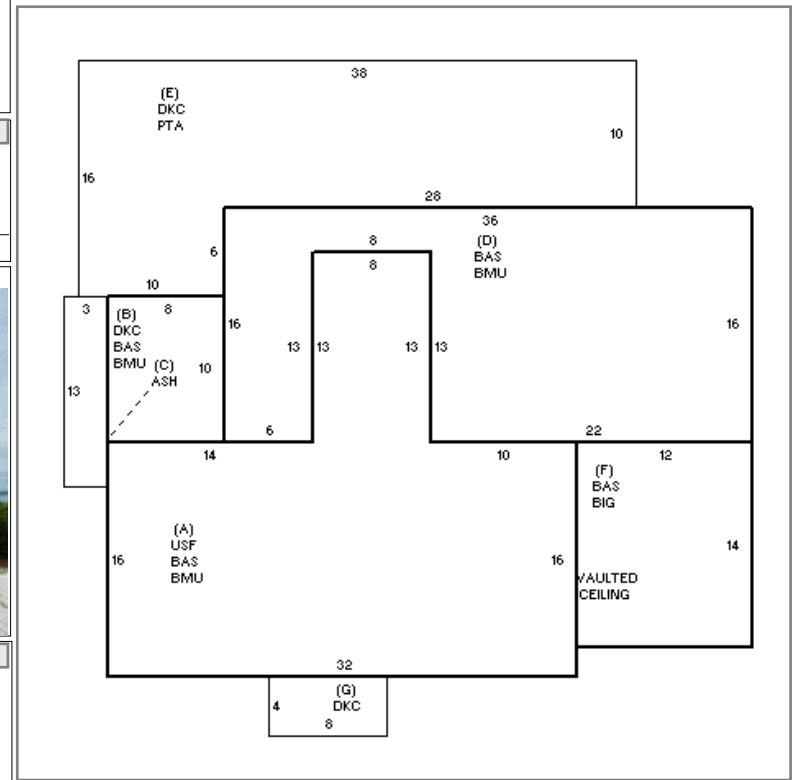
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 7 X 10	2022		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/1/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/2/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/19/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,168		45.63	53,298
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,336	1975	235.24	314,279
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	616	1975	136.07	83,818
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ASH	N	ATT SHED	39		31.12	1,214
FLOOR COVER	6	TILE	1.02	E	PTA	N	PATIO	440		17.02	7,487
INT. FINISH	2	DRYWALL	1.00	F	BIG	N	BUILT-IN GARAGE	168		136.08	22,862
HEATING/COOLING	8	HEAT PUMP	1.04	+	DKC	N	DECK-COMPOSITE	552		78.57	43,372
FUEL SOURCE	3	ELECTRIC	1.00		BMF	N	BSMT FINISH	500		54.83	27,414
USE	0		1.00		F12	O	FPL 1S ZOP	2		10,536.10	21,072
					FIX	O	XTRA FIXTURES	6		2,665.05	15,990
					JAC	O	JACUZZI	1		15,367.10	15,367

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 %
B-23-40	04/11/2023	3	ALT/RENO	25,000			100 100
E-22-636	09/30/2022	3	ALT/RENO	27,080	06/01/2022	TL	100 100
SR-22-26	07/01/2022	4	DETACH.STRUC	7,500	06/01/2022	TL	100 100
		3	ALT/RENO		06/01/2022	TL	100 100
PL-21-53	02/26/2021	3	ALT/RENO	3,000	04/14/2021	TL	100 100



YEAR BLT	1975	SIZE ADJ	1.010
NET AREA	1,952	DETAIL ADJ	1.000
\$NLA(RCN)	\$311	OVERALL	1.180
CAPACITY	UNITS	ADJ	
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	43	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

TOTAL RCN	606.173
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2012 / 10
COND	7.7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$563,700