

Key: 7754

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.913

LEGAL

LAND

DETACHED

BUILDING

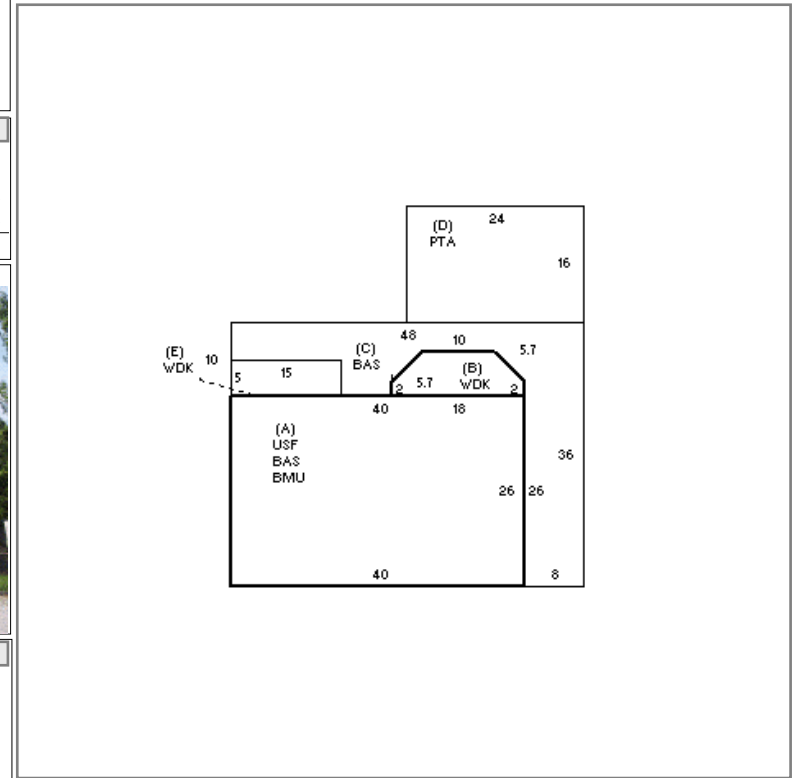
CURRENT OWNER				PARCEL ID				LOCATION			
VO NHA ETUX DIEU LY 8 WATKINS LANE SOUTHBOROUGH, MA 01772				37.4-32-0				126 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VO NHA ETUX				01/05/2010	QS	835,000	24284-288				
WHITE JOAN M & PAUL TRS O				01/05/2010	F		24284-285				
WHITE JOAN M & PAUL TRS O				01/02/2009	F	100	23348-104				

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	%
200410	07/12/2000	3	ALT/RENO	4,500	11/01/2000	TL	100	100
980562	09/29/1998	2	ADDITIONS	7,000	09/14/1999	MWS	100	100
910456	10/04/1991	6	FENCE	900	02/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	33,800	11	1.00	100	1,343,490	1.13	A	1.00	BEX	5.70	1,177,990

TOTAL	33,803 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE marsh before water	LAND	1,178,000	1,042,600			
Infl1	AVG		BUILDING	329,300	291,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,507,300	1,334,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2010	TL
MODEL	1		RESIDENTIAL	LIST	6/28/2010	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2010	TL
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1978	SIZE ADJ	1.005
NET AREA	2,172	DETAIL ADJ	1.000
\$NLA(RCN)	\$197	OVERALL	1.070

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,040		37.25	38,742
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,040	1978	106.21	110,461
ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	763		21.82	16,650
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,132	1978	196.11	221,996
FLOOR COVER	1	HARDWOOD	1.02	D	PTA	N	PATIO	384		13.89	5,334
INT. FINISH	2	DRYWALL	1.00	BMG	O	BSMT GARAGE	2		7,281.85	14,564	
HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1		8,999.10	8,999	
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	5		2,175.56	10,878	
USE	0		1.00								

TOTAL RCN	427,622
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$329,300