Key: 7755

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,914

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENT CHRISTOPHER T & DONNA P **PO BOX 620** **CATAUMET, MA 02534**	**37.4-33-0**	**124 WINGS NECK RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENT CHRISTOPHER T & DONN	11/03/2017	F	10	30873-326
KENT CHRISTOPHER F ETUX	05/30/2017	QS	1,075,000	30519-46
STEUDEL ELIZABETH J & KA	07/17/2012	F	10	26504-248

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	%
		12	CYCLICAL		08/21/2018	DB	100	100
17488	06/27/2017	9	DECK	25,000			100	100
15407	06/05/2015	15	INSULATE/WEA	934	07/08/2015		100	100
05535	08/10/2005	4	DETACH.STRUC	4,000	04/06/2006	TL	100	100
200485	08/08/2000	3	ALT/RENO	17,000	06/07/2001	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	35,000	11 1.00	100 1.00	100 1.00	1,343,490	1.10	A 1.00	BEX 5.70			1,188,720

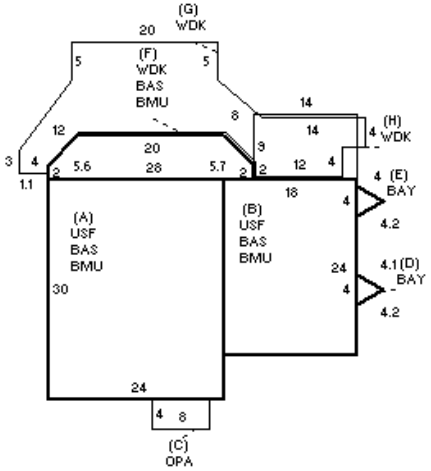
TOTAL	34,979 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	marsh before water		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,188,700	1,052,100
BUILDING	385,600	341,200
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**1,576,400**	**1,395,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 14		140	16.42	2,100

PHOTO 06/07/2001



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/7/2001	TL
LIST	6/7/2001	TL
REVIEW	8/21/2018	DB

BLDG COMMENTS

YEAR BLT	1977	SIZE ADJ	1.005
NET AREA	2,470	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,304		35.73	46,597
+	BAS	L	BASE AREA	1,304	1977	210.27	274,192
+	USF	L	UPPER STORY FIN	1,152	1977	116.29	133,972
C	OPA	N	OPEN PORCH	32		91.13	2,916
+	BAY	L	BAYWINDOW	14	1977	202.54	2,836
+	WDK	N	WOOD DECK	713		23.89	17,036
	FIX	O	XTRA FIXTURES	4		2,381.98	9,528
	JAC	O	JACUZZI	1		13,736.00	13,736

TOTAL RCN	500,812

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			$385,600