Key: 7756

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,915

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VENDICE MARY E & NANCY P TRS VINCENT & CLAIRE VENDICE IRRTR PO BOX 1173 POCASSET, MA 02559	37.4-34-0	122 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VENDICE MARY E & NANCY P	12/19/2012	F		26964-304
VENDICE CLAIRE M &	12/19/2012	F		26964-299
VENDICE VINCENT C & CLAIR	08/27/2008	F	1	23122-184

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

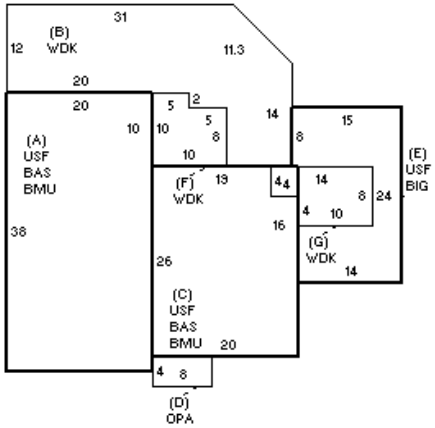
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
20182	02/24/2020	2	ADDITIONS	15,000	06/24/2021	RP	100	100
20072	01/21/2020	6	FENCE	4,000			100	100
19604	07/08/2019	3	ALT/RENO	3,500			100	100
910327	07/10/1991	2	ADDITIONS	43,000	09/09/1993	CP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	36,000	11 1.00	100 1.00	100 1.00	1,343,490	1.08	A 1.00	BEX 5.70			1,197,700

TOTAL	35,981 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	marsh before water		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,197,700	1,060,000
BUILDING	605,300	535,600
DETACHED	12,400	11,800
OTHER	0	0
TOTAL	**1,815,400**	**1,607,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	E 1.90	10 0.90	20X12		120	114.76	12,400

PHOTO 06/24/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/24/2021	TL
LIST	6/24/2021	RPV
REVIEW	6/24/2021	RP

YEAR BLT	1970	SIZE ADJ	1.000
NET AREA	2,904	DETAIL ADJ	1.000
$NLA(RCN)	$261	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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	1,280		45.72	58,517
+	BAS	L	BASE AREA	1,280	1970	269.00	344,323
+	USF	L	UPPER STORY FIN	1,624	1970	148.78	241,616
+	WDK	N	WOOD DECK	812		30.57	24,819
D	OPA	N	OPEN PORCH	32		116.58	3,731
E	BIG	N	BUILT-IN GARAGE	344		126.71	43,587
	F21	O	FPL 2S 1OP	1		12,605.70	12,606
	FIX	O	XTRA FIXTURES	9		3,047.39	27,427

TOTAL RCN	756,624
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	$605,300