

Key: 7757

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.916

LEG
AL
LAND

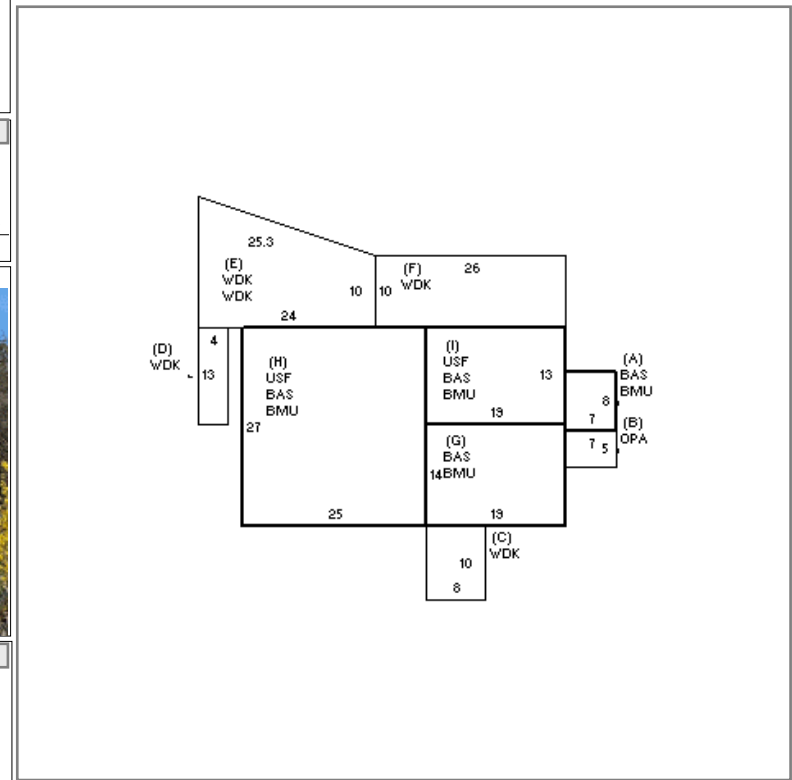
CURRENT OWNER				PARCEL ID				LOCATION			
SCHWEFLER ELIZABETH N 120 WINGS NECK RD POCASSET, MA 02559				37.4-35-0				120 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SCHWEFLER ELIZABETH N				04/02/2020	F	1	32804-251-3				
NOLAN WILLIAM C				06/05/2019	F		32068-287				
NOLAN WILLIAM C ETUX				07/26/2017	F	99	30650-166				

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	%
PL-21-199	07/13/2021	3	ALT/RENO	15,000	04/21/2022	TL	100	100
EXB-21-340	05/14/2021	13	OTHER	1,952			100	100
B-21-44	02/26/2021	2	ADDITIONS	70,000	04/21/2022	TL	100	100
10431	07/21/2010	10	WOODSTOVE	5,000	11/29/2010		100	100
920197	04/29/1992	9	DECK	1,000	04/15/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	36,400	11	1.00	100	1.00	1.00	1,343,490	1.07	A	1.00	BEX 5.70	1,201,250

TOTAL	36,416 SF	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	MARSH-WITH HANDICAP RAMP WATERFRONT BE DIFFICULT TO GET TO	LAND	1,201,300	1,063,100		
Infl1	AVG		BUILDING	444,200	393,000		
N_Index	AVG		DETACHED	29,000	27,600		
			OTHER	0	0		
TOTAL				1,674,500	1,483,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BDW	A	1.00	60 0.40 4X100		400	181.20	29,000



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/21/2022	RP
STYLE	4	1.05	CAPE [100%]	REVIEW	4/21/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1980	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	499,052
NET AREA	2,166	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,244		35.64	44,333		
\$NLA(RCN)	\$230	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,244	1980	209.70	260,870		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	35		90.90	3,182	EXTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	1,064		23.83	25,353	INTERIOR	G
				FLOOR COVER	2	SOFTWOOD	1.02	+	USF	L	UPPER STORY FIN	922	1980	120.09	110,722	KITCHEN	G
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	297		65.18	19,359	BATHS	G	
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2		7,951.65	15,903	HEAT	A	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,826.90	9,827	ELECT	U	
				USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,375.58	9,502			

EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89

RCNLD	\$444,200

DET
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ED

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