

Key: 7758

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.917

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
MOHAN ARNI N & ANN C MOHAN TR WINGS NECK RLTY TRUST 173 OAK ST NEWTON, MA 02464				37.4-36-0				118 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MOHAN ARNI N & ANN C MOHA				10/26/2009	F	100	24117-315				
MOHAN ARNI N				12/08/2003	F	1	18007-300				
MOHAN ARNI N &				09/30/1994	QS	360,000	9390-033				

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 %
19707	07/31/2019	3	ALT/RENO	105,750	04/05/2021	TL	100 100
19183	03/18/2019	3	ALT/RENO	4,000	04/05/2021	TL	100 100
11337	06/24/2011	2	ADDITIONS	80,000	08/12/2013	TL	100 100
11195	04/22/2011	3	ALT/RENO	12,000	08/12/2013	TL	100 100
980183	04/20/1998	9	DECK	3,500	01/26/1999	JS	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	34,800	11	1.00	100	1,343,490	1.11	A	1.00	BEX	5.70	1,186,870

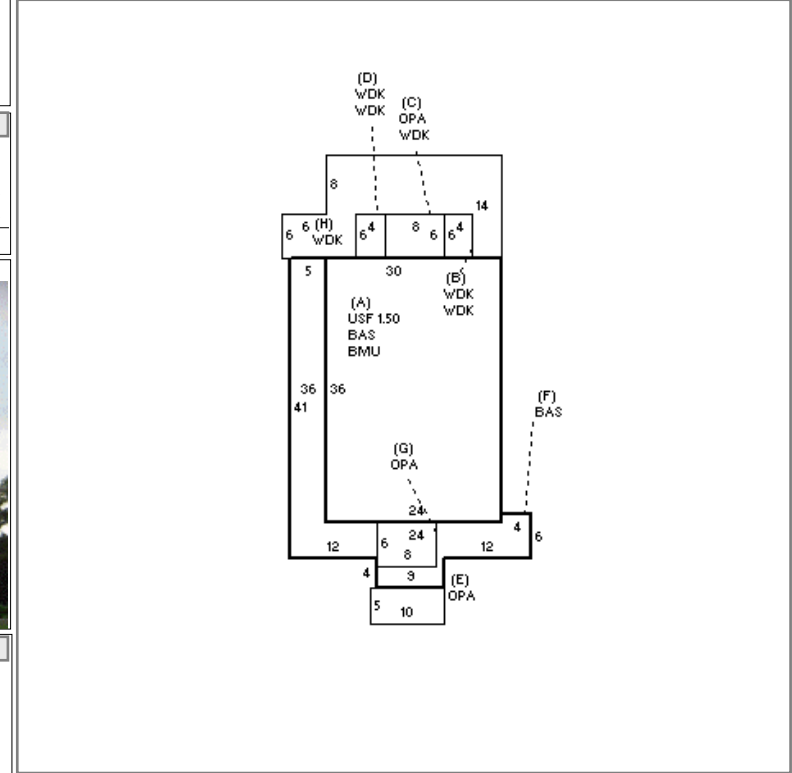
TOTAL	34,804 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Marsh before water	LAND	1,186,900	1,050,400			
Infl1	AVG		BUILDING	446,300	399,600			
N_Index	AVG		DETACHED	2,900	2,700			
			OTHER	0	0			
			TOTAL	1,636,100	1,452,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 14	168	19.14	2,900



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/22/2019	TL
MODEL	1		RESIDENTIAL	LIST	4/5/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/5/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	1980	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	525.087
NET AREA	2,545	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		44.03	38,044	CONDITION ELEM	CD
\$NLA(RCN)	\$206	OVERALL	1.150	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1980	226.99	196,117	EXTERIOR	A
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,296	1980	125.54	162,702	INTERIOR	G
STORIES	2.5	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	516		25.79	13,309	KITCHEN	G	
ROOMS	6	1.00	FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	146		82.85	12,096	BATHS	G	
BEDROOMS	5	1.00	INT. FINISH	2	DRYWALL	1.00	F	BAS	L	BASE AREA	385	2011	226.99	87,390	HEAT	A	
BATHROOMS	3	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	6		2,571.57	15,429	ELECT	A	
FIXTURES	11	1.00	FUEL SOURCE	3	ELECTRIC	1.00											
GARAGE CAPACITY	0	1.00	USE	0		1.00											
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
EFF.YR/AGE 2004 / 18																	
COND 15 15 %																	
FUNC 0																	
ECON 0																	
DEPR 15 % GD 85																	
RCNLD \$446,300																	