

Key: 8004

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.166

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION	
MCCOLLISTER MICHAEL T ETUX MARY HELEN MCCOLLISTER 60 MOUNT VERNON AVE NEEDHAM, MA 02492		38.3-13-0	104 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
		MCCOLLISTER MICHAEL T ETUX FICHTNER CATHERINE A	11/23/2015 12/01/1992	O QS
				210,000 72,500
				29290-149 08333-00042

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	%
16084	02/04/2016	3	ALT/RENO	21,040	05/01/2018	TL	100	100
01712	11/15/2001	3	ALT/RENO	1,632	11/05/2003	TL	100	100

LAND

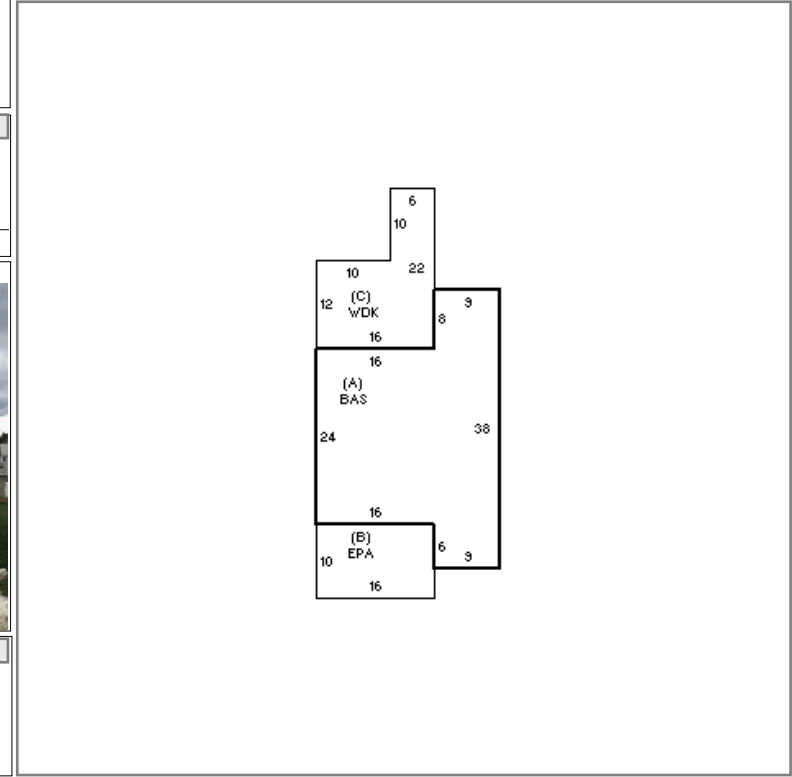
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	4,159	11	1.00	100	1.00	100	1.00	589,250	7.12	A	1.00	BA+	2.50			400,380
TOTAL	4,138 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS								
Nbhd	POC	NOTE	LAND	400,400	311,800	BUILDING	151,300	133,900	DETACHED	0	0	OTHER	0	0	TOTAL	551,700	445,700
Infl1	AVG																
N_Index	AVG																

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/28/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/28/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



BUILDING

YEAR BLT	1925	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	171,886
NET AREA	726	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	A	BAS	L	BASE AREA	726	1925	208.29	151,222	CONDITION ELEM	CD
\$NLA(RCN)	\$237	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	EPA	N	ENCLOSED PORCH	160		74.52	11,923	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	252		26.15	6,591	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	1		2,150.90	2,151	KITCHEN	G
				FLOOR COVER	2	SOFTWOOD	1.02									BATHS	G
				INT. FINISH	5	OTHER	1.00									HEAT	U
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	U
				FUEL SOURCE	2	GAS	1.00									EFF.YR/AGE	2007 / 15
				USE	0		1.00									COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$151,300