Key: 8005

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,167

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
YOUNG ANNE E, MARCEL & PAUL P C/O MARTINEAU NICOLE 102 WINGS NECK RD POCASSET, MA 02559	38.3-14-0	102 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MARTINEAU NICOLE	03/10/2023	F	1	35674-30
YOUNG ANNE E, MARCEL & PA	11/25/2022	F	1	35503-165
MARTINEAU VIRGINIA M ETAL	01/07/2009	F		23357-71

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		1	1 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		06/06/2016	TL	100	100

LAND

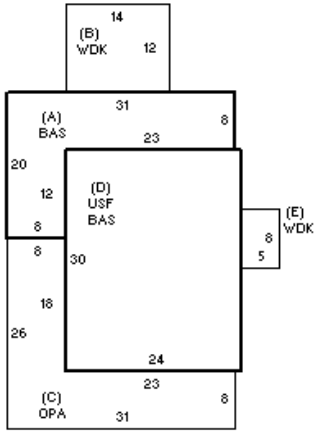
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,498	11 1.00	100 1.00	100 1.00	589,250	4.66	A 1.00	BA+ 2.50			409,550

TOTAL	6,490 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	409,600	319,000
BUILDING	264,600	234,200
DETACHED	0	0
OTHER	20,000	17,900
TOTAL	**694,200**	**571,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 09/02/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	JH
LIST	9/2/2008	EST
REVIEW	6/6/2016	TL

YEAR BLT	1925	SIZE ADJ	1.010
NET AREA	1,784	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	1,064	1925	203.58	216,609
+	WDK	N	WOOD DECK	208		27.47	5,713
C	OPA	N	OPEN PORCH	392		62.41	24,466
D	USF	L	UPPER STORY FIN	720	1925	115.31	83,024
	F21	O	FPL 2S 1OP	1		9,341.90	9,342
	FIX	O	XTRA FIXTURES	4		2,258.33	9,033

TOTAL RCN 348,187

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $264,600

Key: 8005

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,168

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
YOUNG ANNE E, MARCEL & PAUL P C/O MARTINEAU NICOLE 102 WINGS NECK RD POCASSET, MA 02559	38.3-14-0	102 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 2

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

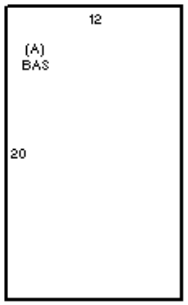
TOTAL		ZONING		FRNT	
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	20,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/02/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/2/2008	JH
LIST	9/2/2008	EST
REVIEW	6/6/2016	TL

YEAR BLT	1925	SIZE ADJ	1.000
NET AREA	240	DETAIL ADJ	1.000
$NLA(RCN)	$117	OVERALL	0.540

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	0	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	1	PIER	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	240	1925	117.25	28,141

TOTAL RCN	28,141

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1990 / 32	
COND	29	29 %
FUNC	0	
ECON	0	
DEPR	29	% GD 71
RCNLD		$20,000