Key: 8016

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,180

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OHMSTEDE MICHAEL PO BOX 603 POCASSET, MA 02559-0603	38.3-30-0	86 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OHMSTEDE MICHAEL	02/28/1995	QS	111,400	9570-162

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

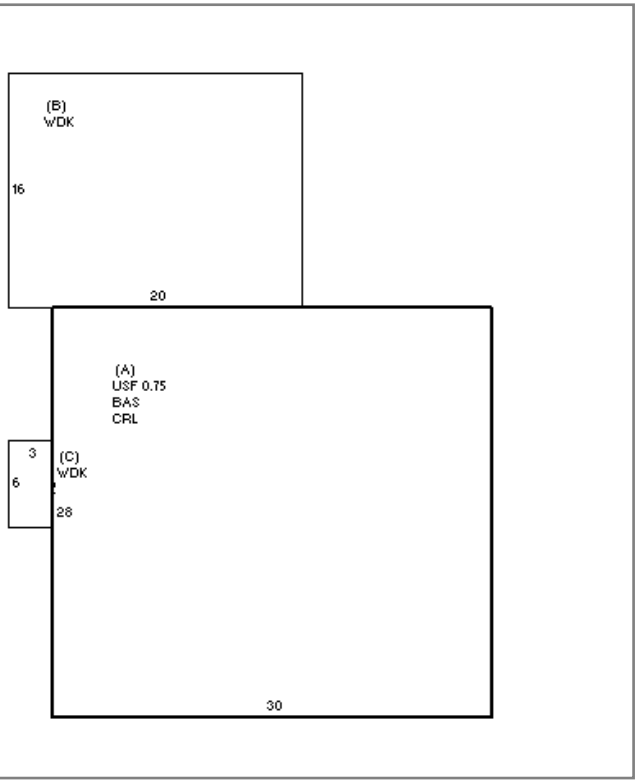
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17627	08/09/2017	15	INSULATE/WEA	4,100			100	100
15104	03/09/2015	3	ALT/RENO	5,500	10/06/2015		100	100
S13-00001	04/01/2013	4	DETACH.STRUC	3,000			100	100
09670	12/29/2009	2	ADDITIONS	32,000	07/22/2011	TL	100	100
950505	10/06/1995	9	DECK	3,500	07/31/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,075	11 1.00	100 1.00	100 1.00	589,250	7.26	A 1.00	BA+ 2.50			400,040

TOTAL	4,095 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	400,000	311,600
BUILDING	281,600	249,200
DETACHED	0	0
OTHER	0	0
TOTAL	**681,600**	**560,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	6 X 8			0.00	
SHF	A 1.00	10 0.90	8 X10			0.00	

PHOTO 08/03/2011

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/22/2011	TL
LIST	7/22/2011	TL
REVIEW	10/6/2015	TL

YEAR BLT	1940	SIZE ADJ	1.015
NET AREA	1,470	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	FLR/WALL(FULL)	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	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	840		23.13	19,433
A	BAS	L	BASE AREA	840	1940	225.43	189,364
A	USF	L	UPPER STORY FIN	630	2010	123.61	77,873
+	WDK	N	WOOD DECK	338		24.28	8,208
	FIX	O	XTRA FIXTURES	3		2,421.00	7,263
	GFP	O	GAS FIREPLACE	1		7,275.50	7,276

TOTAL RCN	309,415
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U

EFF.YR/AGE	2010 / 12	
COND	9 9 %	
FUNC	0	
ECON	0	
DEPR	9	% GD 91
RCNLD	$281,600	