

Key: 8081

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.246

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION	
MCGUIRE DIANE A & LAURIE J MCNEIL 1500 SOUTH ST BRIDGEWATER, MA 02324-3591		38.3-101-0	70 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE
		11/16/1999	X	12665-276
		07/28/1997	XX	10871-122

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 %
950301	06/20/1995	3	ALT/RENO	2,000	03/02/1999	JS	100 100

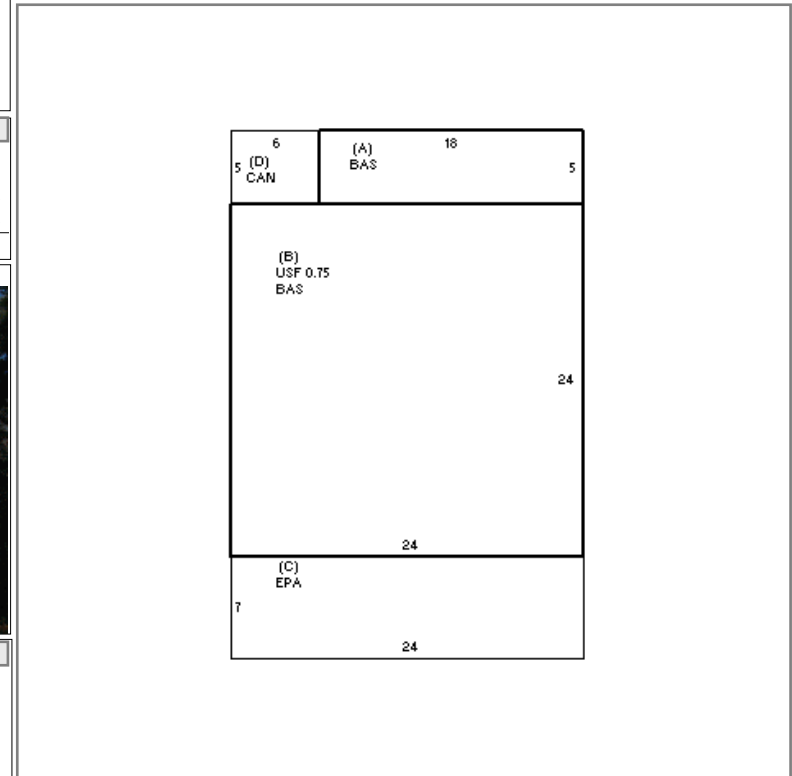
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,187	11	1.00	100	1.00	100	1.00	589,250	3.76	A	1.00	BA+	2.50			416,180

TOTAL	8,189 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	416,200	324,100			
Infl1	AVG		BUILDING	80,200	70,900			
N_Index	AVG		DETACHED	7,900	7,500			
			OTHER	0	0			
			TOTAL	504,300	402,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L	0.90	F 0.60	18 X 20		360	36.54
							7,900

PHOTO 11/30/2011

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2011	TL
MODEL	1		RESIDENTIAL	LIST	3/2/1999	JS
STYLE	6	0.70	COTTAGE [100%]	REVIEW	11/30/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1940	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	105.480		
NET AREA	1,098	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	666	1940	108.87	72,508	CONDITION ELEM	CD		
\$NLA(RCN)	\$96	OVERALL	0.520	EXT COVER	1	WOOD SHINGLE	1.02	B	USF	L	UPPER STORY FIN	432	1940	58.08	25,088	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	EPA	N	ENCLOSED PORCH	168		38.95	6,543	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	CAN	N	CANOPY	30		7.20	216	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	1		1,124.20	1,124	BATHS	A		
				INT. FINISH	3	WOOD PANEL	0.98									HEAT	A		
				HEATING/COOLING	13	NONE	0.80									ELECT	A		
				FUEL SOURCE	8	NONE	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$80,200