

Key: 8102

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.268

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DESIMONE GREGORY M & COLLEEN E DESIMONE 28 RIVER EDGE ROAD MANSFIELD, MA 02048				38.3-123-0				66 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DESIMONE GREGORY M & WHITMAN CHARLES A ETUX				05/04/2018	QS	585,000	31246-114				
				07/25/2008	F	100	23062-257				
				04/16/2008	A	206,000	22835-169				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,842	11	1.00	100	1.00	100	1.00	BA+	2.50		442,280

TOTAL	14,854 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E Float on Pocasset River #78-3A; No Chapter 91 License on file; new owner as of 5/4/18 hs no usage rights to float; removed float	LAND		442,300	344,500		
Infl1	AVG		BUILDING		422,000	377,200		
N_Index	AVG		DETACHED		13,500	12,900		
		OTHER		0	0			
TOTAL				877,800	734,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	2 X 10+ 7 X	195	19.14	3,400
CAB	A	1.00	10 0.90	10 X 25+ 5X1	300	23.70	6,400
PTD	E	1.90	10 0.90		616	6.70	3,700



BUILDING	CD	ADJ	DESC	MEASURE	11/21/2018	TL
MODEL	1		RESIDENTIAL	LIST	11/21/2018	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/21/2018	BC
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.010
NET AREA	1,564	DETAIL ADJ	1.000
\$NLA(RCN)	\$273	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	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	WDK	N	WOOD DECK	240		37.79	9,069
B	OVH	L	OVERHANG	36	2008	264.23	9,512
C	ASH	N	ATT SHED	96		34.80	3,341
+	USF	L	UPPER STORY FIN	756	2008	158.64	119,928
+	BAS	L	BASE AREA	772	1955	300.94	232,327
F	OPA	N	OPEN PORCH	208		85.86	17,859
FIX	O		XTRA FIXTURES	5		3,106.96	15,535
GFP	O		GAS FIREPLACE	2		9,337.25	18,675

TOTAL RCN	426,245
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD \$422,000

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	%
08136	04/14/2008	12	CYCLICAL		03/06/2018	DB	100	100
	04/01/2008	2	ADDITIONS	110,500	05/13/2009	TL	100	100
		3	ALT/RENO				100	100

