Key: 8105

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,271

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURRAY GREGORY & WINDY L FAIRWEATHER 110 D STREET SOUTH BOSTON, MA 02127	38.3-125-0	62 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURRAY GREGORY &	05/01/2020	QS	325,000	32873-249
LABROAD EDWARD L JR & DON	01/30/2007	F	1	21738-82
LABROAD ALICE F		XX		01541-0224

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	%
EXB-20-7	05/26/2020	3	ALT/RENO	3,000			100	100
10222	05/06/2010	3	ALT/RENO	800			100	100
07301	06/05/2007	4	DETACH.STRUC	2,000	04/14/2008	TL	100	100

LAND

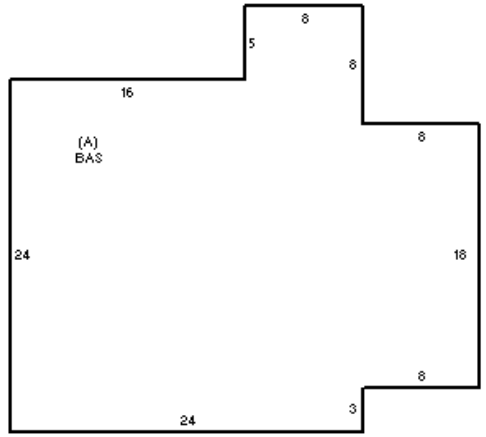
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,429	11 1.00	100 1.00	100 1.00	589,250	2.57	A 1.00	BA+ 2.50			432,820

TOTAL	12,415 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	432,800	337,100
BUILDING	94,000	83,200
DETACHED	0	0
OTHER	0	0
TOTAL	**526,800**	**420,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6 X 12			0.00	

PHOTO 11/12/2002

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	10/29/2016	TL
LIST	10/29/2016	EST
REVIEW	6/18/2020	TL

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	760	DETAIL ADJ	1.000
$NLA(RCN)	$147	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
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	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	760	1955	147.28	111,932

TOTAL RCN	111,932

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$94,000