Key: 8106

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,272

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MURRAY ROBERT F & CATHERINE L 16 SOULE ROAD PLYMOUTH, MA 02360	38.3-127-0	58 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MURRAY ROBERT F & CATHERI	09/13/2019	QS	350,000	32296-178
RHODES DONALD M &	05/31/2005	F	100	19884-98
RHODES LAURA M	04/12/2002	QS	230,000	15043-250

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

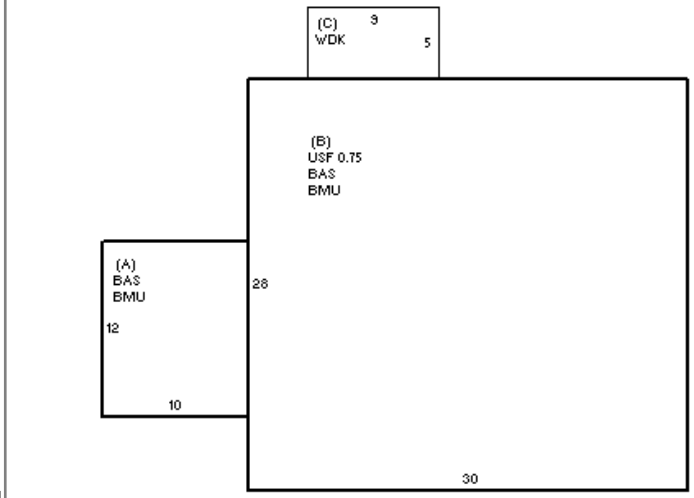
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
990096	03/01/1999	3	ALT/RENO	5,000	11/18/1999	MS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,000	11 1.00	100 1.00	100 1.00	530,325	5.97	10 0.90	BA+ 2.50			363,310

TOTAL	5,009 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	PER REALTOR-TRIANGLE LOT-HSE ON STREET-NO LAWN-SEPTIC DIFFICULT-PATH TO HSE=TOPO		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	363,300	283,000
BUILDING	250,100	221,300
DETACHED	0	0
OTHER	0	0
TOTAL	**613,400**	**504,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/14/2017

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	6/6/2017	TL
LIST	6/6/2017	TL
REVIEW		

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,590	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	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	4	STEAM	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	960		39.78	38,185
+	BAS	L	BASE AREA	960	1950	216.31	207,658
B	USF	L	UPPER STORY FIN	630	1950	118.61	74,722
C	WDK	N	WOOD DECK	45		69.13	3,111
	F21	O	FPL 2S 1OP	1		9,608.90	9,609
	FIX	O	XTRA FIXTURES	2		2,322.85	4,646

TOTAL RCN 337,930

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

EFF.YR/AGE 1993 / 29

COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74

RCNLD $250,100