

Key: 8134

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.300

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ARRIGHI GAYLE A 42 WINGS NECK ROAD POCASSET, MA 02559				38.3-159-0				42 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARRIGHI GAYLE A				12/17/2018	F	100	31734-1				
ARRIGHI STEPHEN P ETUX				03/23/2015	QS	394,000	28752-246				
TIMSON BETH ANN ETUX				02/27/2009	F	1	23482-348				

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 %
141054	12/08/2014	3	ALT/RENO	3,000	04/08/2015		100 100
13198	04/03/2013	3	ALT/RENO	50,000	03/28/2018		100 100
09090	03/29/2009	2	ADDITIONS	30,000	10/05/2009		100 100
08639	11/18/2008	9	DECK	2,700	10/05/2009	TL	100 100
08335	07/02/2008	9	DECK	700	09/02/2008	TL	100 100

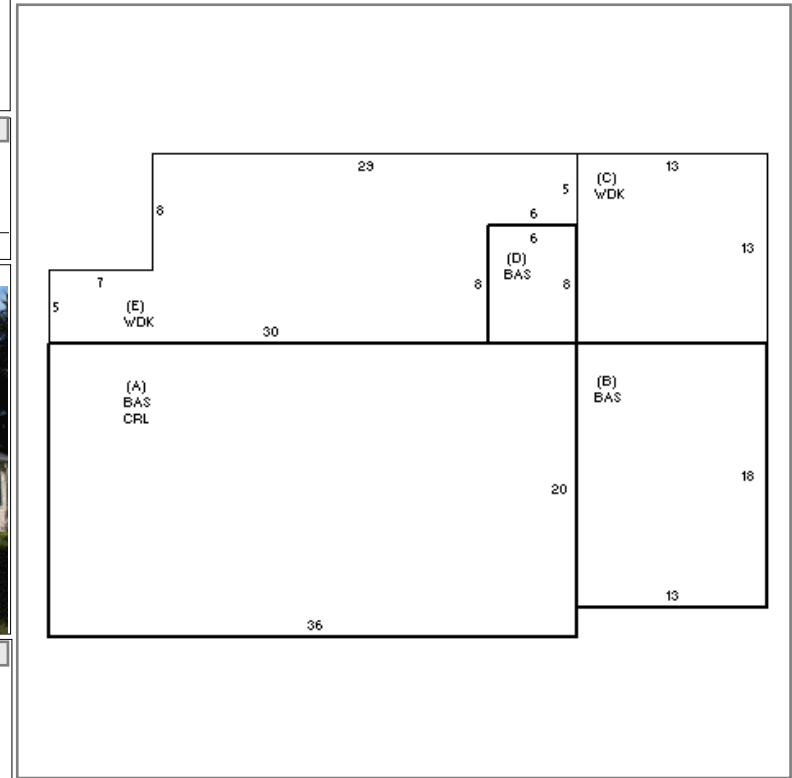
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,000	11	1.00	100	1.00	100	1.00	589,250	2.66	A	1.00	BA+	2.50			431,140

TOTAL	11,979 SF		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	431,100	335,800
Infl1	AVG			BUILDING	231,200	204,600			
N_Index	AVG			DETACHED	2,000	1,900			
				OTHER	0	0			
						TOTAL	664,300	542,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
HTB	A	1.00	30 0.70		1	2,826.30	2,000	10/05/2009



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/2/2008	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/5/2009	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	1.015
NET AREA	1,002	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	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	720		26.60	19,149
+	BAS	L	BASE AREA	1,002	1968	198.74	199,140
+	WDK	N	WOOD DECK	533		22.11	11,787
	FIX	O	XTRA FIXTURES	4		2,204.68	8,819
	MST	O	MAS/METAL STACK	3		4,131.53	12,395

TOTAL RCN	251,289
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$231,200
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