Key: 8136

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,302

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CARDARELLI RALPH A III & NANCY J CARDARELLI 86 TANGLEWOOD DR OSTERVILLE DR, MA 02655	38.3-161-0	111 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CARDARELLI RALPH A III &	06/30/2004	QS	320,000	18784-58
SMITH DAVID A	09/27/1989	XX		6896-306

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

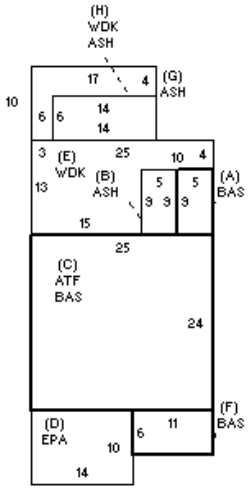
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05854	12/09/2005	3	ALT/RENO	7,200	04/26/2006	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,037	11 1.00	100 1.00	100 1.00	589,250	7.32	A 1.00	BA+ 2.50			399,900

TOTAL	4,051 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	399,900	311,500
BUILDING	115,500	102,300
DETACHED	8,000	7,600
OTHER	0	0
TOTAL	**523,400**	**421,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	10 X 20		200	53.31	8,000

PHOTO 12/31/2002

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	4/14/2004	TL
LIST	4/14/2004	TL
REVIEW	9/26/2006	TL

YEAR BLT	1919	SIZE ADJ	1.020
NET AREA	711	DETAIL ADJ	1.000
$NLA(RCN)	$208	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	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	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	3	WOOD PANEL	0.98
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
+	BAS	L	BASE AREA	711	1919	147.28	104,715
B	ASH	N	ATT SHED	45		17.76	799
C	ATF	N	ATTIC FINISH	600		44.32	26,594
D	EPA	N	ENCLOSED PORCH	140		58.74	8,224
+	WDK	N	WOOD DECK	319		15.25	4,865
G	ASH	N	ATT SHED	86		17.04	1,465
H	ASH	N	ATT SHED	84		17.03	1,431

TOTAL RCN	148,094
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$115,500