

Key: 8159

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.322

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KNOUS KIMBERLY ANN PO BOX 193 POCASSET, MA 02559				38.3-189-0				73 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
KNOUS KIMBERLY ANN				02/14/2020	A	223,000		32693-126			
DEVELLIS STEPHEN F &				09/30/2005	QS	296,000		20317-310			
CLIFFORD PATRICK J ETUX				06/11/2003	QS	229,000		17068-183			


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 %
17383	05/24/2017	3	ALT/RENO	800			100 100
970007	01/02/1997	3	ALT/RENO	500	03/02/1999	JS	100 100
950428	08/31/1995	3	ALT/RENO	4,000	05/22/1996	JC	100 100
950104	03/16/1995	3	ALT/RENO	25,000	05/22/1996	JC	100 100

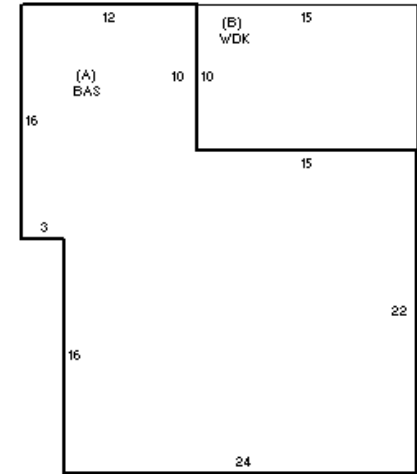
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,723	11	1.00	100	1.00	100	1.00	589,250	2.71	A	1.00	BA+	2.50			430,060

TOTAL	11,718 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	430,100	334,900			
Infl1	AVG		BUILDING	75,500	66,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	505,600	401,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	01/01/2003
SHF	A	1.00	A 0.75 6 X 8			0.00			



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/19/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/19/2020	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1935	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	99,396		
NET AREA	666	DETAIL ADJ	1.000	FOUNDATION	6	ELEVATED	1.00	A	BAS	L	BASE AREA	666	1935	143.07	95,285	CONDITION ELEM	CD		
\$NLA(RCN)	\$149	OVERALL	0.680	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	150		27.41	4,111	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00									INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN	A		
				FLOOR COVER	35	W/W-VINYL	1.00									BATHS	A		
				INT. FINISH	3	WOOD PANEL	0.98									HEAT	A		
				HEATING/COOLING	7	FL/WALL UNIT	0.98									ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																	EFF.YR/AGE	1995 / 27	
																	COND	24 24 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	24 % GD 76	
																	RCNLD	\$75,500	