

Key: 8191

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.351

LEGAL

LAND

DETACHED

BUILDING

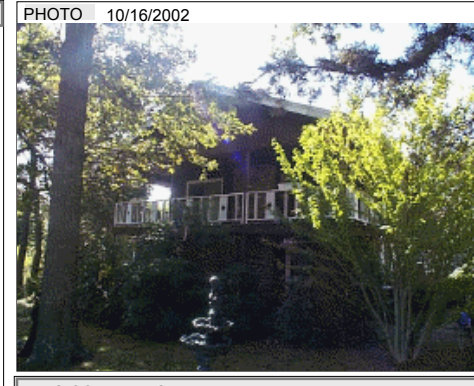
CURRENT OWNER				PARCEL ID				LOCATION			
BRENNAN JOHN F JR IRREVOCABLE FAMILY TRUST PO BOX 1571 POCASSET, MA 02559				38.3-221-0				27 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRENNAN JOHN F JR IRREVOC				01/26/2022	F	1	34858-238				
BRENNAN JOHN F JR TRS				08/12/2015	F	100	29070-58				
BRENNAN JOHN F JR				03/13/2013	F	1	27204-223				

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-22-55	02/02/2022	14	SOLAR	40,000			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,500	11	1.00	100	1.00	100	1.00	589,250	1.36	A	1.00	BA+	2.50			488,030

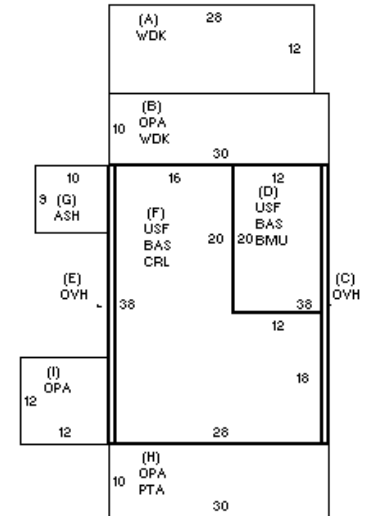
TOTAL	26,484 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	488,000	380,100			
Infl1	AVG		BUILDING	369,000	326,500			
N_Index	AVG		DETACHED	1,300	1,300			
			OTHER	0	0			
		<b>TOTAL</b>		<b>858,300</b>	<b>707,900</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
WDK	A	1.00	A 0.75 8 X 12		96	18.30	1,300



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	10/18/2002	JAB
MODEL	1		RESIDENTIAL	LIST	10/18/2002	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/14/2017	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.005
NET AREA	2,204	DETAIL ADJ	1.000
\$NLA(RCN)	\$217	OVERALL	1.080
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	636		23.18	14,745
EXT COVER	8	PLYWOOD	0.98	+	OVH	L	OVERHANG	76	1972	196.57	14,939
ROOF SHAPE	1	GABLE	1.00	D	BMU	N	BSMT UNFINISHED	240		66.63	15,991
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,064	1972	208.36	221,695
FLOOR COVER	3	W/W CARPET	1.00	+	USF	L	UPPER STORY FIN	1,064	1972	112.85	120,069
INT. FINISH	2	DRYWALL	1.00	F	CRL	N	BSMT CRAWL	824		22.09	18,200
HEATING/COOLING	1	FORCED AIR	1.00	G	ASH	N	ATT SHED	90		25.89	2,330
FUEL SOURCE	2	GAS	1.00	H	PTA	N	PATIO	300		14.76	4,427
USE	0		1.00	+	OPA	N	OPEN PORCH	744		63.88	47,525
					F22	O	FPL 2S 2OP	1		10,008.50	10,009
					FIX	O	XTRA FIXTURES	4		2,311.35	9,245

TOTAL RCN	479,177
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$369,000