

Key: 8192

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.352

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ANDERSON JAMES L TR JLA TR & CAROL A ANDERSON TR CAA TR 320 LOWELL ST READING, MA 01867-1523				38.3-222-0				17 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ANDERSON JAMES L TR JLA T ANDERSON JAMES L &				10/23/2012	F XX	100	26789-200 02960-0320				

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	%
191102	11/15/2019	9	DECK	33,000				0
04619	08/16/2004	6	FENCE	440	10/07/2004	TL	100	100
02465	07/19/2002	3	ALT/RENO	800	02/26/2004	TL	100	100
980347	06/23/1998	6	FENCE	500	02/12/1999	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	28,300	11	1.00	100	1.00	100	1.00	589,250	1.29	A	1.00	BA+ 2.50		495,070

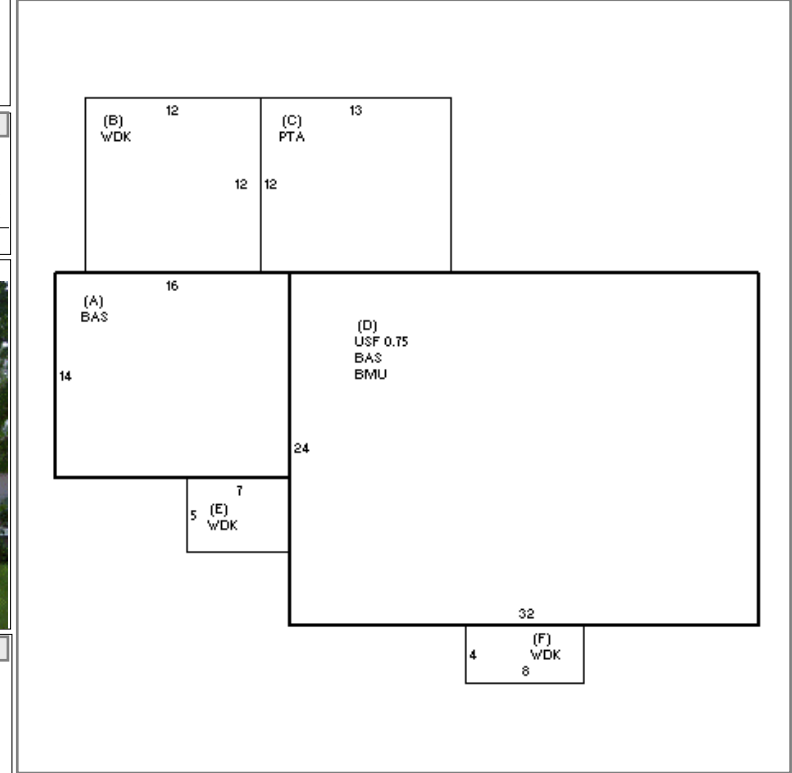
TOTAL	28,314 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	495,100	385,600			
Infl1	AVG		BUILDING	266,700	236,000			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>763,400</b>	<b>623,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 11 X 12		132	16.42	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2009	TL
MODEL	1		RESIDENTIAL	LIST	6/22/2009	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	6/22/2009	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,568	DETAIL ADJ	1.000
\$NLA(RCN)	\$221	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	4		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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	992	1972	214.31	212,593
EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	211		27.99	5,906
ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	156		15.25	2,379
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	768		49.75	38,205
FLOOR COVER	1	HARDWOOD	1.02	D	USF	L	UPPER STORY FIN	576	1972	118.91	68,494
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,519.90	9,520
HEATING/COOLING	5	ELECTRIC BB	0.98		FIX	O	XTRA FIXTURES	4		2,301.35	9,205
FUEL SOURCE	3	ELECTRIC	1.00								
USE	0		1.00								

TOTAL RCN	346,302
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	\$266,700