**Key: 8193**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,353

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| TOWERS GREGORY P ETUX<br>PATRICIA A TOWERS<br>PO BOX 597<br>POCASSET, MA 02559 | 38.3-223-0 | 11 WINGS NECK RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| TOWERS GREGORY P ETUX | 03/02/2011 | F | 1 | 25290-293 |
| TOWERS GREGORY P & | 10/31/2000 | A | 30,000 | 13334-49 |
| TOWERS JEANNE K TR OF | | XX | | 05317-00026 |

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

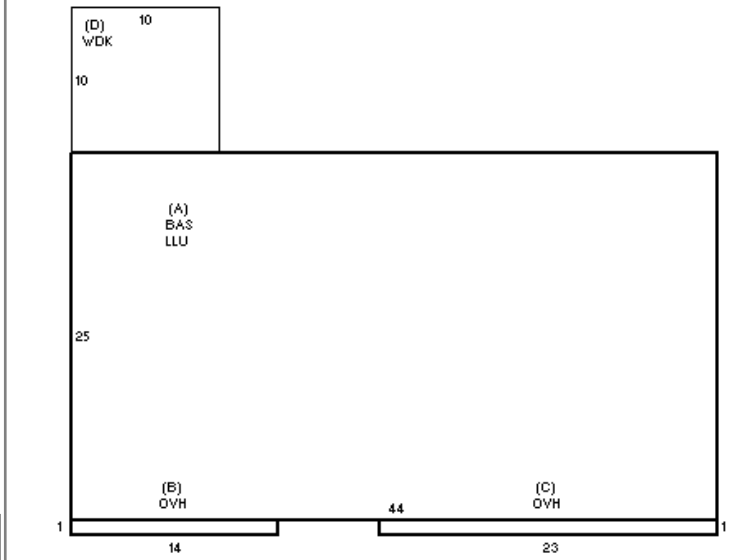
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-20-558 | 12/30/2020 | 14 | SOLAR | 3,000 | | | 100 | 100 |
| 17162 | 03/14/2017 | 14 | SOLAR | 20,000 | | | 100 | 100 |
| 200619 | 10/03/2000 | 1 | NEW CONSTRUC | 80,000 | 12/12/2002 | TL | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 38,500 | 11 1.00 | 100 1.00 | 100 1.00 | 589,250 | 1.03 | A 1.00 | BA+ 2.50 | | | 535,070 |

| TOTAL | 38,507 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | POC | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 535,100 | 416,700 |
| BUILDING | 232,500 | 208,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **767,600** | **625,000** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 03/06/2003

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 3/4/2003 | TL |
| LIST | 3/4/2003 | TL |
| REVIEW | 3/4/2003 | TL |

| | | | |
|---|---|---|---|
| YEAR BLT | 2000 | SIZE ADJ | 1.015 |
| NET AREA | 1,137 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $246 | OVERALL | 1.000 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 5 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 2 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 3 | W/W CARPET | 1.00 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 |
| FUEL SOURCE | 2 | GAS | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | LLU | N | LOWER LEVEL UNF | 1,100 | | 32.52 | 35,772 |
| A | BAS | L | BASE AREA | 1,100 | 2000 | 194.85 | 214,330 |
| + | OVH | L | OVERHANG | 37 | 2000 | 183.82 | 6,802 |
| D | WDK | N | WOOD DECK | 100 | | 44.66 | 4,466 |
| | BMG | O | BSMT GARAGE | 2 | | 7,234.90 | 14,470 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,161.45 | 4,323 |

| TOTAL RCN | 280,162 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2002 / 20 | | |
|---|---|---|---|
| COND | 17 | 17 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 17 | % GD | 83 |
| RCNLD | | | $232,500 |