Key: 8194

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,354

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AINSWORTH KIMBERLY E TRS KIMBERLY E AINSWORTH REVOC TRU 38 WINGS NECK RD POCASSET, MA 02559	38.3-225-0	38 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AINSWORTH KIMBERLY E TRS	01/17/2017	F	1	30238-203
AINSWORTH KIMBERLY E	03/21/2014	QS	385,000	28044-248
BORDEN HARRY J &		XX		04093-00190

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-21-748	10/14/2021	15	INSULATE/WEA	8,499			100	100
06797	12/22/2006	3	ALT/RENO	4,750	08/16/2007	DB	100	100

LAND

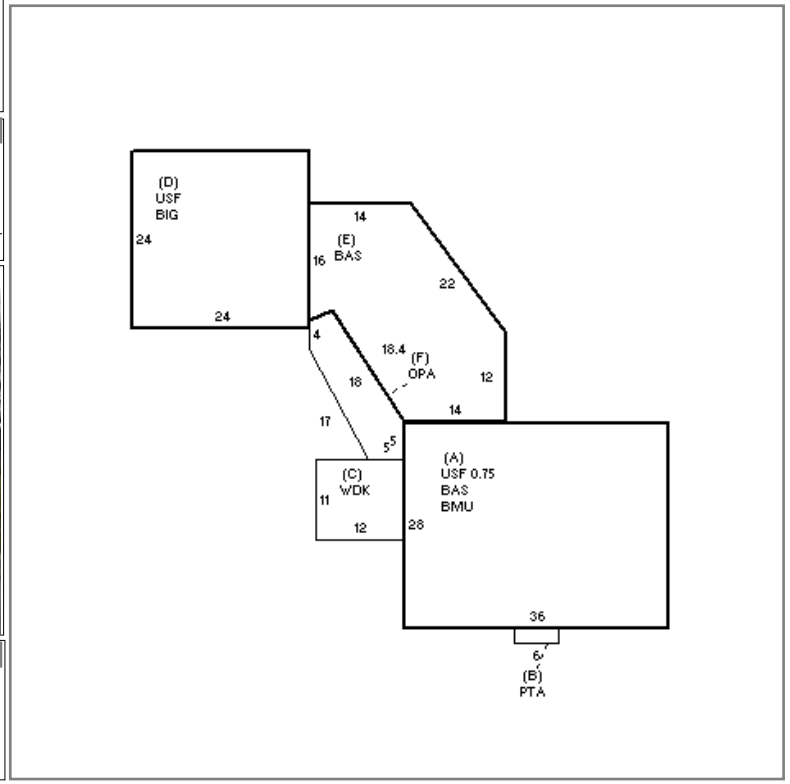
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,700	11 1.00	100 1.00	100 1.00	589,250	1.60	A 1.00	BA+ 2.50			469,200

TOTAL	21,693 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	469,200	365,400
BUILDING	454,400	402,100
DETACHED	0	0
OTHER	0	0
TOTAL	**923,600**	**767,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/25/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/14/2017	DB
LIST	7/14/2017	EST
REVIEW		

YEAR BLT	1962	SIZE ADJ	1.000
NET AREA	2,907	DETAIL ADJ	1.000
$NLA(RCN)	$206	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		40.48	40,800
+	USF	L	UPPER STORY FIN	1,332	1962	115.40	153,718
B	PTA	N	PATIO	12		18.68	224
C	WDK	N	WOOD DECK	132		43.86	5,790
D	BIG	N	BUILT-IN GARAGE	576		87.03	50,129
+	BAS	L	BASE AREA	1,575	1962	203.63	320,725
F	OPA	N	OPEN PORCH	127		76.16	9,673
	F21	O	FPL 2S 1OP	1		9,778.00	9,778
	FIX	O	XTRA FIXTURES	3		2,363.93	7,092

TOTAL RCN	597,928

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$454,400