

Key: 8195

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.355

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PACKARD GREGORY J 32 WINGS NECK RD POCASSET, MA 02559				38.3-226-0				32 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PACKARD GREGORY J				04/14/2010	QS	510,000	24486-95				
MURPHY PHILLIP ETUX				08/02/2002	QS	365,000	15435-323				
WRIGHT CYNTHIA M				12/21/1998	O	138,000	11929-329				

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 %
07394	07/06/2007	4	DETACH.STRUC	15,000	09/15/2008	TL	100 100
06739	11/24/2006	9	DECK	5,500	10/13/2007	JB	100 100
990612	10/04/1999	3	ALT/RENO	56,400	10/30/2000	TL	100 100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	29,072	11	1.00	100	1.00	100	1.00	589,250	1.27	A	1.00	BA+	2.50		498,110

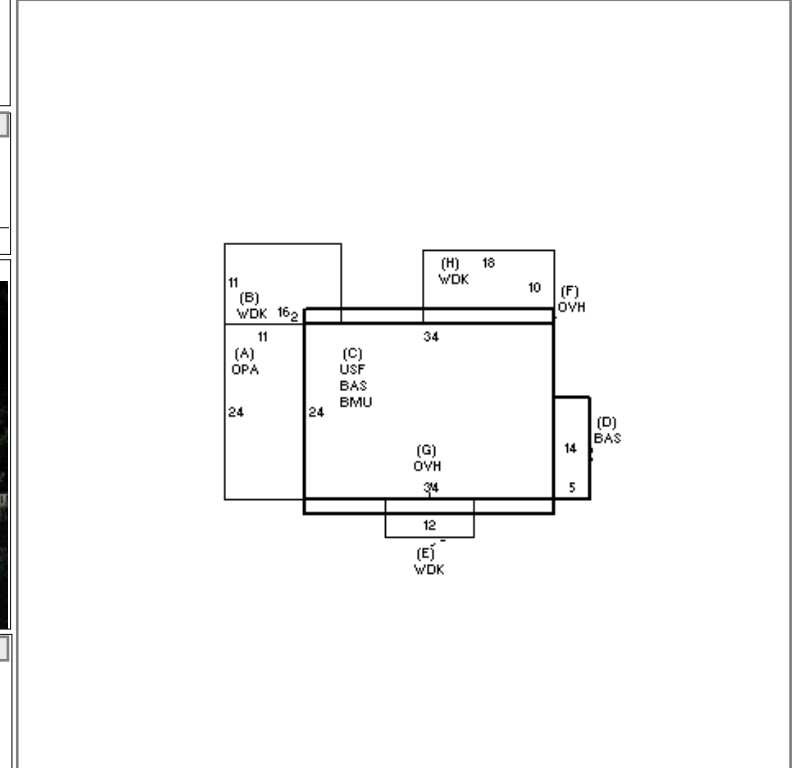
TOTAL	29,055 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	498,100	387,900			
Inf1	AVG		BUILDING	413,400	365,800			
N_Index	AVG		DETACHED	21,500	20,500			
			OTHER	0	0			
			TOTAL	933,000	774,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	E	1.90	10 0.90	20 X 20	400	59.85	21,500
SHF	A	1.00	10 0.90	8 X 10	2007	0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/15/2008	TL
MODEL	1		RESIDENTIAL	LIST	9/15/2008	REF
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/21/2013	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	449,338	
NET AREA	1,838	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	264		68.03	17,960	CONDITION ELEM	CD	
\$NLA(RCN)	\$244	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	416		24.69	10,272	EXTERIOR	G	
				ROOF SHAPE	3	GAMBREL	1.00	C	BMU	N	BSMT UNFINISHED	816		42.15	34,395	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	816	1920	124.44	101,542	KITCHEN	G	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	886	1920	229.23	203,097	BATHS	G	
				INT. FINISH	1	PLASTER	1.00	+	OVH	L	OVERHANG	136	1920	209.34	28,471	HEAT	U	
				HEATING/COOLING	11	HT WATER CL AIR	1.05		BMF	N	BSMT FINISH	443		50.65	22,437	ELECT	U	
				FUEL SOURCE	1	OIL	1.00		F22	O	FPL 2S 2OP	2		10,658.95	21,318			
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,461.58	9,846			
																	EFF.YR/AGE	2011 / 11
																	COND	8 8 %
																	FUNC	0
																	ECON	0
																	DEPR	8 % GD 92
																	RCNLD	\$413,400