

Key: 8203

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.362

LEGAL

LAND

DETACHED

BUILDING

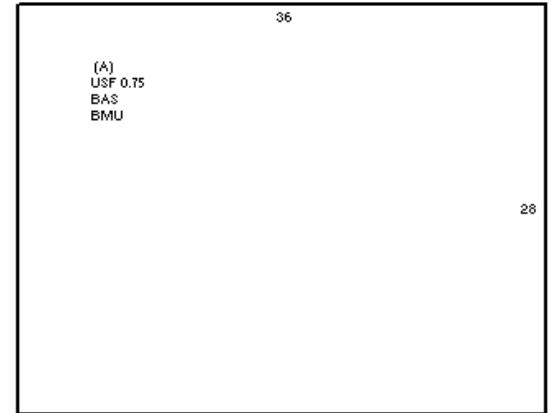
CURRENT OWNER				PARCEL ID				LOCATION			
WATERS PHILIP C & PAMELA T WATERS PO BOX 890 POCASSET, MA 02559-0890				38.3-235-1				26 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WATERS PHILIP C &				07/23/1990	XX			7233-208			

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	%
SR-22-19	05/15/2022	4	DETACH.STRUC	6,500	08/02/2022	TL	100	100
01038	01/22/2001	3	ALT/RENO	8,350	11/14/2001	TL	100	100
910560	11/12/1991	1	NEW CONSTRUC	70,000	08/25/1993	PAM	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	20,173	11	1.00	100	1.00	100	1.00	589,250	1.70	A	1.00	BA+ 2.50		463,200

TOTAL	20,168 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	463,200	360,800			
Infl1	AVG		BUILDING	282,400	249,900			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	747,700	612,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 12	2022	120	19.71	2,100



BUILDING	CD	ADJ	DESC	MEASURE	10/14/2001	TL
MODEL	1		RESIDENTIAL	LIST	11/15/2001	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	11/15/2001	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,764	DETAIL ADJ	1.000
\$NLA(RCN)	\$203	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	0		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		40.88	41,208
A	BAS	L	BASE AREA	1,008	1991	215.21	216,935
A	USF	L	UPPER STORY FIN	756	1991	121.90	92,157
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	357,463	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1998 / 24	
COND	21 21 %	
FUNC	0	
ECON	0	
DEPR	21 % GD 79	
RCNLD	\$282,400	