

Key: 8204

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.363

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER			PARCEL ID			LOCATION		
TOWNE WILLIAM C TRS WILLIAM C TOWNE LIVING TRUST PO BOX 617 PO CASSET, MA 02559			38.3-235-2			28 WINGS NECK RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
TOWNE WILLIAM C TRS WILLI			11/27/2018	F	1	31688-292		
TOWNE WILLIAM C			12/29/2014	F	1	28600-164		
TOWNE WILLIAM C TR			12/29/2014	F	1	28600-161		

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	20,000	11	1.00	100	1.00	100	1.00	589,250	1.71	A	1.00	BA+	2.50				462,530

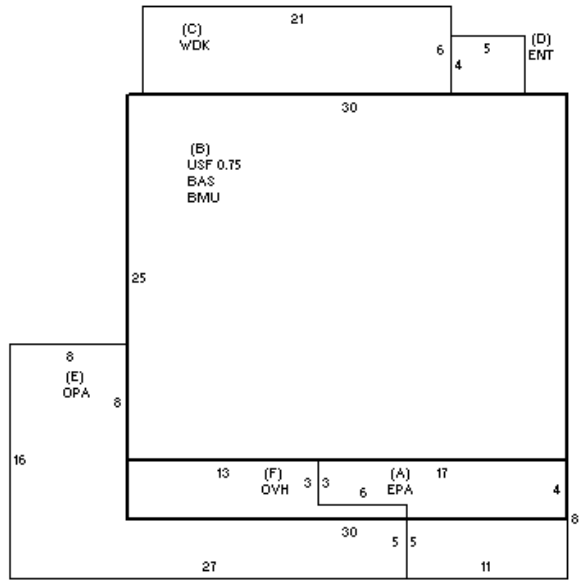
TOTAL	19,994 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N ALSO OWNS CONTIGUOUS PARCELS 235 & 235.03 WHICH ARE T UNBUILDABLE E				LAND	462,500	360,200
Infl1	AVG					BUILDING	271,600	240,400
N_Index	AVG					DETACHED	1,500	1,500
						OTHER	0	0
						TOTAL	735,600	602,100

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	L	0.90	F 0.60	10 X 18	1969	180	14.35	1,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/11/2000	TL
MODEL	1		RESIDENTIAL	LIST	5/11/2000	EB
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/11/2000	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	1.015
NET AREA	1,433	DETAIL ADJ	1.000
\$NLA(RCN)	\$249	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	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	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	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	106		91.19	9,666
B	BMU	N	BSMT UNFINISHED	750		51.02	38,265
B	BAS	L	BASE AREA	750	1900	228.63	171,472
B	USF	L	UPPER STORY FIN	563	1900	121.96	68,662
C	WDK	N	WOOD DECK	126		43.80	5,519
D	ENT	N	ENCLOSED ENTRY	20		126.58	2,532
E	OPA	N	OPEN PORCH	262		65.23	17,090
F	OVH	L	OVERHANG	120	1900	200.73	24,087
	ATU	N	ATTIC UNF	120		46.85	5,622
	F21	O	FPL 2S 1OP	1		9,763.70	9,764
	FIX	O	XTRA FIXTURES	2		2,360.30	4,721

TOTAL RCN	357,398	
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		\$271,600