

Key: 8209

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.369

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JUTRAS SAMANTHA R C/O SARTORELLI SAMANTHA R PO BOX 765 POCASSET, MA 02559				38.3-239-0				10 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SARTORELLI SAMANTHA R				01/13/2023	F	1	35592-180				
JUTRAS SAMANTHA R				04/24/2019	A	385,000	31972-48				
JUTRAS JOSEPH P				12/01/2003	H		17981-193				

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-23-11	01/23/2023	15	INSULATE/WEA	3,065			100	100
B-22-65	03/03/2022	3	ALT/RENO	19,507	05/27/2022		100	100
200318	05/24/2000	3	ALT/RENO	750	04/25/2001	TL	100	100

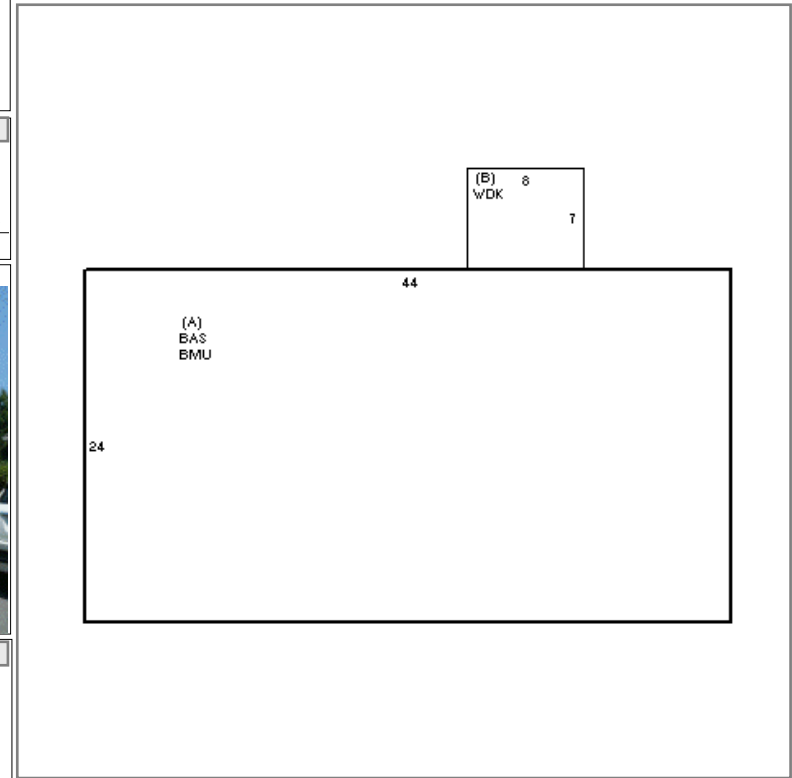
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,010	11	1.00	100	1.00	100	1.00	589,250	2.87	A	1.00	BA+	2.50			427,250

TOTAL	11,021 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	427,300	332,800			
Infl1	AVG		BUILDING	222,900	199,600			
N_Index	AVG		DETACHED	7,800	11,100			
			OTHER	0	0			
TOTAL			658,000	543,500				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	16 X 24	384	40.60	7,800



BUILDING	CD	ADJ	DESC	MEASURE	8/2/2022	SL
MODEL	1		RESIDENTIAL	LIST	8/2/2022	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/2/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	0.970

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	6	TILE	1.02
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	BMU	N	BSMT UNFINISHED	1,056		35.90	37,912
A	BAS	L	BASE AREA	1,056	1971	189.00	199,584
B	WDK	N	WOOD DECK	56		52.83	2,959
	BMF	N	BSMT FINISH	528		43.14	22,777
	FIX	O	XTRA FIXTURES	1		2,097.10	2,097

TOTAL RCN	265,328
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$222,900