Key: 8737

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,910

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENT STEPHEN ETUX **DONNA KENT** **70E GREAT RD** **BEDFORD, MA 01730**	**41.0-2-0**	**470 WINGS NECK RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENT STEPHEN ETUX	08/19/2016	P	1,050,000	29873-154
BROWN DANIEL C & SCOTT C	05/04/2012	F	1	26308-54
BROWN JEAN ROWE		XX		3878-27

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	%
B-21-461	03/01/2022	2	ADDITIONS	40,000	07/10/2023	SL	18	93
		13	OTHER		10/25/2018	BC	100	100
18551	06/27/2018	1	NEW CONSTRUC	775,000	03/05/2020	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	60,984	12 1.00	100 1.00	100 1.00	1,767,750	0.76	A 1.00	WNS 7.50			1,870,000

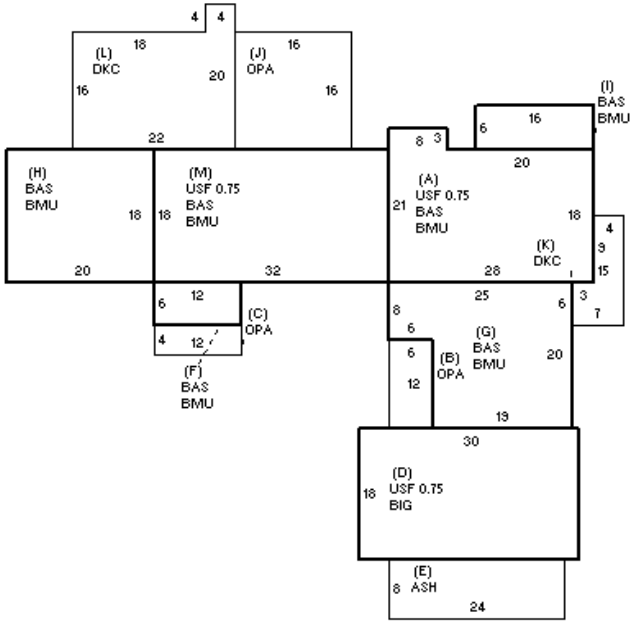
TOTAL	1.400 Acres	ZONING	2	FRNT	0
Nbhd	WINGS NCK	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,870,000	1,324,000
BUILDING	854,400	746,500
DETACHED	0	0
OTHER	0	0
TOTAL	**2,724,400**	**2,070,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/5/2020	TL
LIST	7/10/2023	VER
REVIEW	7/10/2023	SL

YEAR BLT	2018	SIZE ADJ	0.995
NET AREA	3,293	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	18	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,060		36.80	75,799
+	BAS	L	BASE AREA	2,060	2018	220.08	453,371
+	USF	L	UPPER STORY FIN	828	2018	133.14	110,239
+	OPA	N	OPEN PORCH	376		75.36	28,336
D	BIG	N	BUILT-IN GARAGE	540		100.40	54,217
D	USF	L	UPPER STORY FIN	405	2023	133.14	53,921
E	ASH	N	ATT SHED	192		28.83	5,535
+	DKC	N	DECK-COMPOSITE	446		80.41	35,861
	F11	O	FPL 1S 1OP	1		10,267.60	10,268
	FIX	O	XTRA FIXTURES	13		2,727.11	35,452

TOTAL RCN	862,998

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

EFF.YR/AGE	2019 / 3	
COND	2	2 %
FUNC	0	uc
ECON	0	
DEPR	1	% GD 99
RCNLD		$854,400