Key: 8740

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,914

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COYNE MADLYN B & DANIEL O TR COYNE TRUST 448 WINGS NECK RD POCASSET, MA 02559-1759	41.0-5-0	448 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COYNE MADLYN B & DANIEL O	11/24/2014	F	1	28526-289
COYNE MADLYN B	09/30/1996	QS	900,000	10412-71
SNYDER HARRY C &	11/23/1994	F	1	N/A-N/A

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-23-697	10/27/2023	3	ALT/RENO	36,200			100	100
13189	04/01/2013	3	ALT/RENO	100,000	03/28/2018		100	100
03581	08/26/2003	2	ADDITIONS	4,000	09/01/2005	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	80,000	12	1.00	100	1.00	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50			2,093,700
300	A	0.363	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50			44,380

TOTAL	2.200 Acres	ZONING	2	FRNT	0
Nbhd	WINGS NCK	NOTE			
Infl1	AVG				
N_Index	AVG				

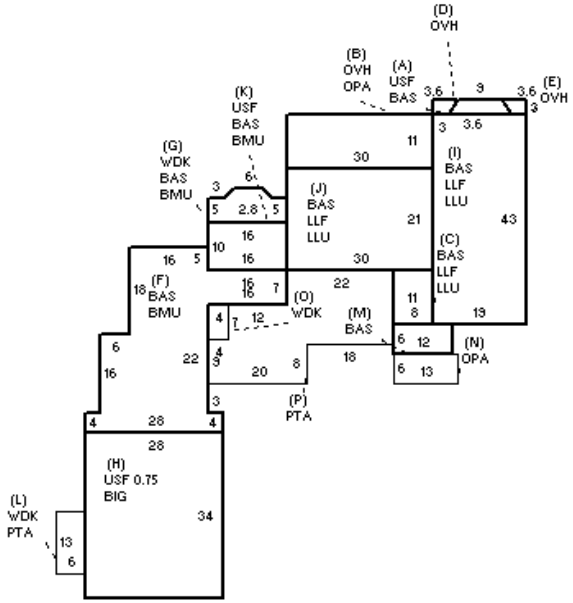
ASSESSED	CURRENT	PREVIOUS
LAND	2,138,100	1,892,200
BUILDING	1,222,100	1,081,600
DETACHED	0	0
OTHER	0	0
TOTAL	**3,360,200**	**2,973,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/01/2018

BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/11/2018	KT
LIST	5/11/2018	EST
REVIEW	5/11/2018	KT

YEAR BLT	1926	SIZE ADJ	0.970
NET AREA	5,556	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	14	1.00
BEDROOMS	6	1.00
BATHROOMS	4	1.00
FIXTURES	18	1.00
GARAGE CAPACITY	3	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	10	HOT/COOL WATER	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	2,760	1926	234.71	647,807
+	USF	L	UPPER STORY FIN	907	1926	153.66	139,366
+	OPA	N	OPEN PORCH	408		84.00	34,274
+	LLU	N	LOWER LEVEL UNF	1,535		44.40	68,151
+	LLF	L	LOWER LEVEL FIN	1,535	1926	75.56	115,984
+	OVH	L	OVERHANG	354	1926	258.49	91,506
+	BMU	N	BSMT UNFINISHED	1,120		52.05	58,295
H	BIG	N	BUILT-IN GARAGE	952		99.91	95,110
+	PTA	N	PATIO	668		19.41	12,965
+	WDK	N	WOOD DECK	202		36.97	7,468
	CPC	O	CAPE CELLAR	1		5,389.70	5,390
	F21	O	FPL 2S 1OP	1		12,573.60	12,574
	FIX	O	XTRA FIXTURES	13		3,039.72	39,516

TOTAL RCN	1,328,404

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11		
COND	8	8 %	
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	$1,222,100		