

Key: 8741

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.915

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RODMAN BRUCE & MERCEDES RODMAN 90 OLD DAM RD BOURNE, MA 02532				41.0-6-0				430 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
RODMAN BRUCE & COSENTINO JULIA SATTI TRS				12/29/2020	V	2,275,000	33624-211				
RODMAN BRUCE & COSENTINO JULIA SATTI TRS				12/29/2020	F	1	33624-206				
RODMAN BRUCE & COSENTINO JULIA SATTI TRS				06/09/2017	F	1	30545-234				

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-21-234	06/29/2021	1	NEW CONSTRUC	1,500,000	11/01/2023	SL	100	100
SS19-06	06/04/2018	11	SPLITS/SUBS		06/04/2018	BC	100	100
08334	06/30/2008	3	ALT/RENO		09/11/2008	TL	100	100

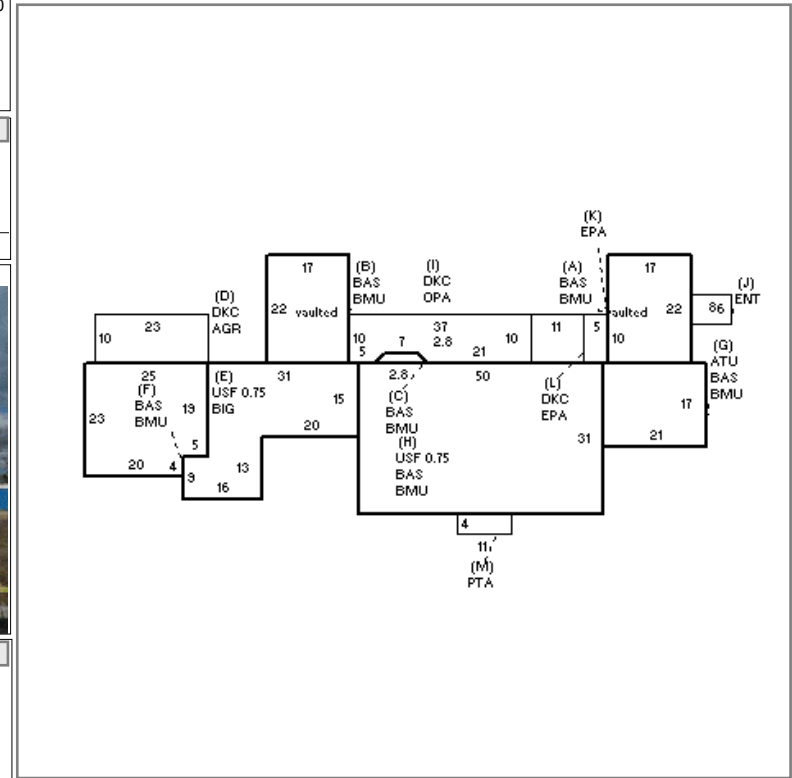
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	1,767,750	0.64	A	1.00	WNS	7.50		2,093,700
300	A	2,025	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		247,560

TOTAL	3.862 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	path to rocky beach; no view from house SALE GOES WITH PARCEL 440 WINGS NECK RD					LAND	2,341,300	2,071,700
Infl1	AVG						BUILDING	1,691,200	1,195,700
N_Index	AVG						DETACHED	0	0
							OTHER	0	0
							TOTAL	4,032,500	3,267,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/24/2022	RP
MODEL	1		RESIDENTIAL	LIST	11/1/2023	SL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/1/2023	SL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2022	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN					
NET AREA	4,905	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	3,326		43.29	143,994					
\$NLA(RCN)	\$345	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	3,326	2022	258.89	861,059					
				ROOF SHAPE	1	GABLE	1.00	D	AGR	N	ATT GARAGE	230		109.88	25,273					
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	692		97.69	67,599					
				FLOOR COVER	1	HARDWOOD	1.02	E	BIG	N	BUILT-IN GARAGE	555		123.44	68,507					
				INT. FINISH	1	PLASTER	1.00	+	USF	L	UPPER STORY FIN	1,579	2022	163.68	258,457					
				HEATING/COOLING	11	HT WATER CL AIR	1.05	G	ATU	N	ATTIC UNF	357		66.54	23,756					
				FUEL SOURCE	2	GAS	1.00	I	OPA	N	OPEN PORCH	352		92.66	32,615					
				USE	0		1.00	J	ENT	N	ENCLOSED ENTRY	48		133.10	6,389					
													+	EPA	N	ENCLOSED PORCH	160		116.18	18,589
													M	PTA	N	PATIO	44		24.19	1,064
													BGF	N	BSMT GOOD FINIS	1,000		70.26	70,258	
													F11	O	FPL 1S 1OP	1		12,623.30	12,623	
													F21	O	FPL 2S 1OP	1		13,868.60	13,869	
													FIX	O	XTRA FIXTURES	26		3,352.80	87,173	

TOTAL RCN	1,691,223	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE 2022 / 0		
COND	0	0 %
FUNC	0	uc
ECON	0	
DEPR	0	% GD 100
RCNLD	\$1,691,200	