

Key: 8742

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.916

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PORTNER LAWRENCE J & JOAN TRS PORTNER FAMILY REALTY TRUST PO BOX 1438 POCASSET, MA 02559-1438				41.0-7-0				426 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PORTNER LAWRENCE J & JOAN				07/15/2011	F	100	25563-274				
PORTNER LAWRENCE & JOAN T				11/08/2005	F	1	20453-324				
PORTNER LAWRENCE					XX		03621-0114				

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	%

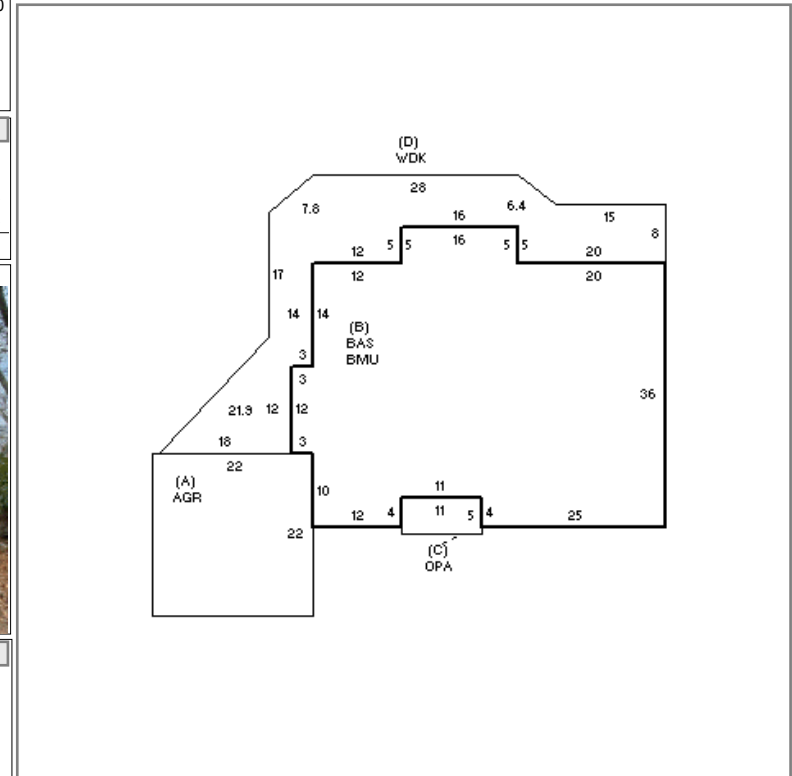
LAND

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	0.863	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		105,500

TOTAL	2.700 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE				LAND	2,199,200	1,946,200
Infl1	AVG					BUILDING	489,700	433,400
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	2,688,900	2,379,600

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/6/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	12/9/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

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YEAR BLT	1983	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	597,197	
NET AREA	1,800	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	484		75.38	36,482			
\$NLA(RCN)	\$332	OVERALL	1.150	EXT COVER	2	CLAPBOARD	1.00	B	BMU	N	BSMT UNFINISHED	1,800	1983	36.16	65,094			
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,800		216.01	388,810			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	55		93.46	5,141			
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	723		26.05	18,834			
				INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	765		53.43	40,878			
				HEATING/COOLING	9	WARM-COOL AIR	1.03		WDK	N	WOOD DECK	718		26.05	18,703			
				FUEL SOURCE	1	OIL	1.00		F12	O	FPL 1S 2OP	1		10,268.80	10,269			
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,597.20	12,986			
																EFF.YR/AGE	2001 / 21	
																COND	18	18 %
																FUNC	0	
																ECON	0	
																DEPR	18	% GD 82
																RCNLD	\$489,700	