

Key: 8746

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.920

LEGAL

LAND

DETACHED

BUILDING

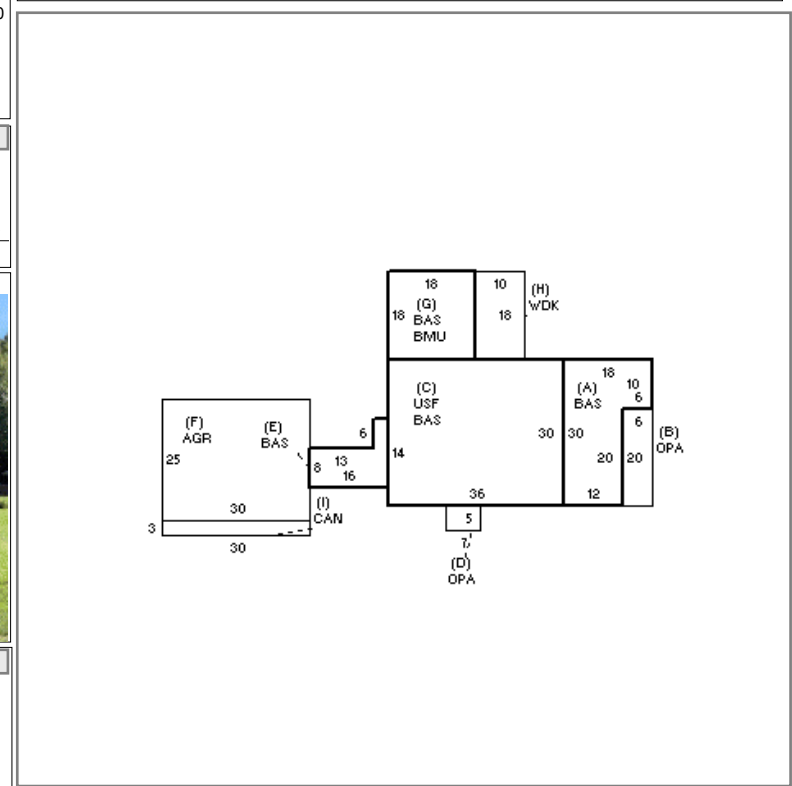
CURRENT OWNER				PARCEL ID				LOCATION			
DIORIO MARK R C/O STEVENS MATTHEW & 401 WINGS NECK RD POCASSET, MA 02559				41.0-11-0				401 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STEVENS MATTHEW & DIORIO MARK R				02/15/2023	QS	1,500,000	35639-30				
				03/31/2015	QS	815,000	28772-100				
RECKIS SUSAN J &				04/28/1995	QS	285,000	9645-264				

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-23-402	06/28/2023	15	INSULATE/WEA	7,484				
		3	ALT/RENO		03/05/2020	TL	100	100
18885	10/15/2018	14	SOLAR	29,000			100	100
18678	08/13/2018	3	ALT/RENO	29,000	03/05/2020	TL	100	100
200061	02/14/2000	3	ALT/RENO	20,000	06/27/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	659,960	0.64	A	1.00	WNA	2.80		781,650
300	A	0.963	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80		43,950

TOTAL	2.800 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK		NOTE				LAND	825,600	730,600
Infl1	AVG			BUILDING	603,000	465,300			
N_Index	AVG			DETACHED	29,200	25,100			
							OTHER	0	0
							TOTAL	1,457,800	1,221,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPC	E	1.90	10 0.90	16 X 35	1996	560	43.70	22,000
PTD	E	1.90	10 0.90			670	6.70	4,000
SHF	E	1.90	10 0.90	8 X 14		112	31.20	3,100
WDK	A	1.00	50 0.50	8 X 8		16	18.30	100



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/5/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/21/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1967	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	655,435		
NET AREA	3,050	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,970	1967	205.40	404,631	CONDITION ELEM CD			
\$NLA(RCN)	\$215	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	155		75.80	11,749	EXTERIOR	G		
				ROOF SHAPE	3	GAMBREL	1.00	C	USF	L	UPPER STORY FIN	1,080	1967	120.57	130,214	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	F	AGR	N	ATT GARAGE	750		67.42	50,563	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	G	BMU	N	BSMT UNFINISHED	324		71.19	23,065	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	H	WDK	N	WOOD DECK	180		40.56	7,301	HEAT	U		
				HEATING/COOLING	2	HOT WATER	1.02	I	CAN	N	CANOPY	90		14.75	1,328	ELECT	U		
				FUEL SOURCE	2	GAS	1.00	F	F1	O	FPL 1S 1OP	1		9,298.30	9,298				
				USE	0		1.00	FIX	O	XTRA FIXTURES	7		2,469.60	17,287					
																	EFF.YR/AGE	2011 / 11	
																	COND	8 8 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	8 % GD 92	
																	RCNLD	\$603,000	