

Key: 8748

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.922


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LAND

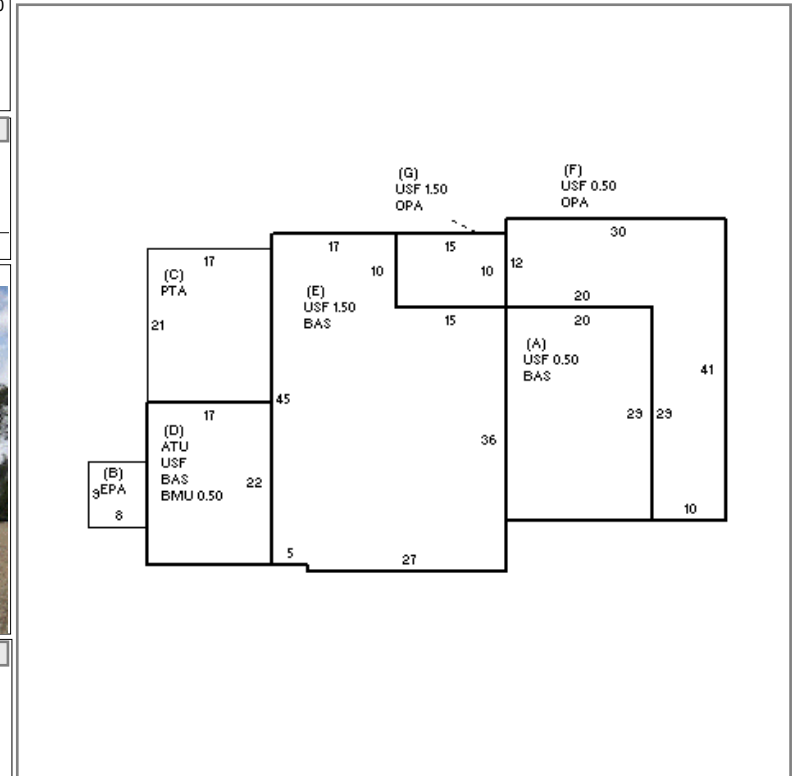
CURRENT OWNER				PARCEL ID				LOCATION								
HORAN TIMOTHY W A 232 WEST 22ND STREET NEW YORK, NY 10011				41.0-12-1				453 WINGS NECK RD								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
HORAN TIMOTHY W A NORTHEASTERN UNIVERSITY				06/21/2013	QS XX	2,000,000	27482-24 05473-00326									
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	4,463	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		545,600

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19869-B	01/08/2020	2	ADDITIONS		05/23/2022	TL	100	100
19869	09/19/2019	2	ADDITIONS	600,000	03/05/2020	TL	100	100
14826	09/30/2014	3	ALT/RENO	125,000	09/15/2014	TL	100	100
419089	07/10/1989	3	ALT/RENO	40,000	02/06/1990	RMD	100	100

LAND

TOTAL	6.300 Acres	ZONING	2	FRNT	156	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE FY12 - RMVD 200 LAND CODE	LAND	2,639,300	2,335,000			
Infl1	AVG		BUILDING	1,397,600	1,236,700			
N_Index	AVG		DETACHED	38,100	36,300			
			OTHER	95,400	84,400			
TOTAL				4,170,400	3,692,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
GUL	E	1.90	10 0.90	22 X 25	550	64.22	31,800	05/01/2018 
SHF	E	1.90	10 0.90	ATTACHED11 X	242	28.94	6,300	



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	7/20/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/20/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/16/2022	TL
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,704,342
NET AREA	5,461	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	2,271	1900	361.95	821,978		
\$NLA(RCN)	\$312	OVERALL	1.080	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	3,190	1900	182.46	582,061		
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	72		213.53	15,374		
				ROOF COVER	2	WOOD SHINGLES	1.02	C	PTA	N	PATIO	357		28.63	10,223		
				FLOOR COVER	2	SOFTWOOD	1.02	D	BMU	N	BSMT UNFINISHED	187		129.28	24,175		
				INT. FINISH	1	PLASTER	1.00	D	ATU	N	ATTIC UNF	374		89.01	33,290		
				HEATING/COOLING	2	HOT WATER	1.02	+	OPA	N	OPEN PORCH	800		123.94	99,155		
				FUEL SOURCE	1	OIL	1.00	F22	O	FPL 2S 2OP	1		19,419.40	19,419			
				USE	0		1.00	FIX	O	XTRA FIXTURES	22		4,484.92	98,668			
																EFF. YR/AGE	2001 / 21
																COND	18 18 %
																FUNC	0
																ECON	0
																DEPR	18 % GD 82
																RCNLD	\$1,397,600

