

Key: 8780

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.958

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
FAHY WILLIAM P & KIERAN F FAHY TRS FAHY FAMILY REV LIV TRUST 260 WINGS NECK RD POCASSET, MA 02559				42.0-24-0				260 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAHY WILLIAM P & KIERAN F				06/28/2021	F	1	34244-161				
FAHY WILLIAM P &				11/18/1994	QS	125,000	9450-074				

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	%
990418	07/06/1999	9	DECK	3,500	11/10/1999	MS	100	100
970549	10/28/1997	4	DETACH.STRUC	16,500	05/06/1998	JS	100	100
950221	05/15/1995	3	ALT/RENO	8,000	03/15/1996	JC	100	100
950052	02/09/1995	1	NEW CONSTRUC	123,500	06/25/1997	JC	100	100

LAND


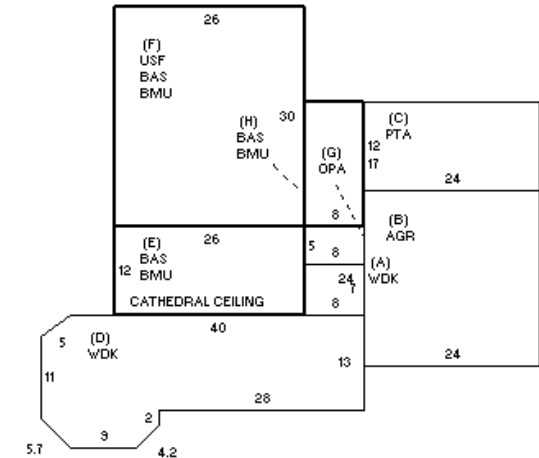
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50		540,980
300	A	1.352	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50		55,090

DETACHED

TOTAL	2.270 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	596,100	464,200
Infl1	AVG					BUILDING	413,600	366,000
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,009,700	830,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/06/2000

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/6/2000	TL
MODEL	1		RESIDENTIAL	LIST	11/6/2000	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/6/2000	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1995	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	516,952
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	690		25.70	17,730		
\$NLA(RCN)	\$257	OVERALL	1.140	EXT COVER	10	VERT BOARD	1.00	B	AGR	N	ATT GARAGE	576		74.35	42,826		
				ROOF SHAPE	1	GABLE	1.00	C	PTA	N	PATIO	288		16.36	4,711		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,228		38.43	47,193		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,228	1995	226.14	277,700		
				INT. FINISH	2	DRYWALL	1.00	F	USF	L	UPPER STORY FIN	780	1995	130.80	102,028		
				HEATING/COOLING	2	HOT WATER	1.02	G	OPA	N	OPEN PORCH	40		98.01	3,921		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,597.10	10,597		
				USE	0		1.00		FIX	O	XTRA FIXTURES	4		2,561.75	10,247		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$413,600
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