

Key: 8781

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.959

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PRETE ERNEST C & SOKHA KEO-PRETE				42.0-25-0				270 WINGS NECK RD			
270 WINGS NECK ROAD				TRANSFER HISTORY				DOS T SALE PRICE BK-PG (Cert)			
POCASSET, MA 02559				PRETE ERNEST C &				04/03/2018 F 100 31178-348			
				PRETE ERNEST C.				04/03/2018 F 100 31178-345			
				PRETE ERNEST C &				12/14/2012 F 1 26951-25			

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 %

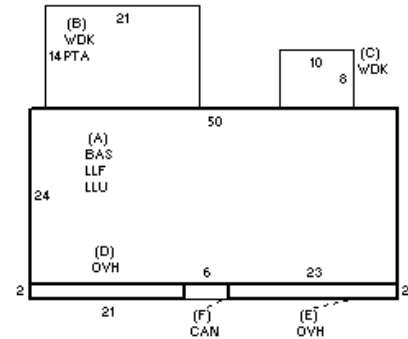
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	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	1,022	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	41,650

TOTAL	1.940 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	582,600	453,700
Infl1	AVG		BUILDING	280,400	241,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						<b>TOTAL</b>	<b>863,000</b>	<b>694,900</b>

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/26/2010	TL
MODEL	1		RESIDENTIAL	LIST	8/26/2010	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	3/9/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1978	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	394,942		
NET AREA	2,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	1,200		32.84	39,412	CONDITION ELEM	CD		
\$NLA(RCN)	\$159	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	1,200	1978	55.89	67,073	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,200	1978	196.78	236,141	INTERIOR	F		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	294		13.94	4,098	KITCHEN	F		
				FLOOR COVER	13	HARDWOOD-W/W	1.00	+	WDK	N	WOOD DECK	374		21.90	8,190	BATHS	F		
				INT. FINISH	2	DRYWALL	1.00	+	OVH	L	OVERHANG	88	1978	185.65	16,337	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F	CAN	N	CANOPY	12		15.89	191	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	F	11	O	FPL 1S 1OP	1		8,219.30	8,219				
				USE	0		1.00	FIX	O	XTRA FIXTURES	7		2,183.03	15,281					
																		EFF.YR/AGE	1990 / 32
																		COND	29 29 %
																		FUNC	0
																		ECON	0
																		DEPR	29 % GD 71
																		RCNLD	\$280,400