

Key: 8782

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.960

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
TAYLOR JAMES M & DOROTHY A TAYLOR PO BOX 653 POCASSET, MA 02559				42.0-26-0				280 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TAYLOR JAMES M & TAYLOR JAMES M & BAINES DAVID E &				08/23/2016	F	10		29878-211			
				11/15/1999	QS	365,000		12664-170			
				06/28/1996	QS	245,000		10278-277			

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-21-444	06/25/2021	15	INSULATE/WEA	14,052			100	100

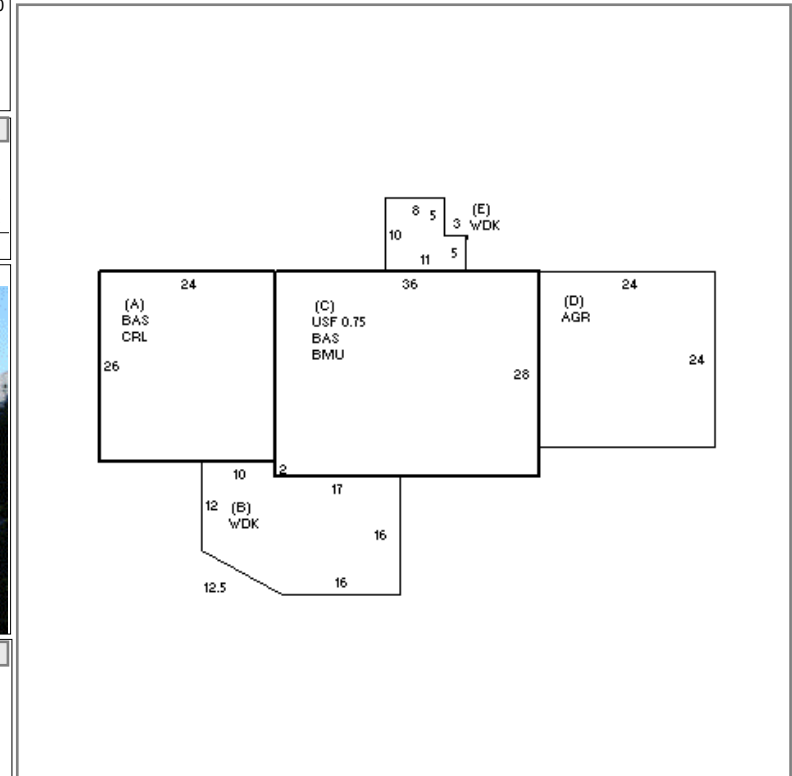
LAND

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	1.052	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50		42,870

TOTAL	1.970 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	583,900	454,700			
Infl1	AVG		BUILDING	417,400	374,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,001,300	828,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/3/2008	JH
STYLE	4	1.05	CAPE [100%]	REVIEW	9/11/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		
PHOTO 09/03/2008		

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YEAR BLT	1981	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	542,142	
NET AREA	2,388	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CRL	N	BSMT CRAWL	624		28.14	17,560	CONDITION ELEM	CD	
\$NLA(RCN)	\$227	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,632	1981	197.79	322,795	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	514		23.40	12,027	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BMU	N	BSMT UNFINISHED	1,008		39.95	40,266	KITCHEN	A	
				FLOOR COVER	3	W/W CARPET	1.00	C	USF	L	UPPER STORY FIN	756	1981	119.11	90,048	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	576		67.70	38,998	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,783.30	8,783	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	5		2,332.88	11,664				
				USE	0		1.00											
				CAPACITY		UNITS	ADJ											
				STORIES		1.75	1.00											
				ROOMS		7	1.00											
				BEDROOMS		3	1.00											
				BATHROOMS		2	1.00											
				FIXTURES		10	1.00											
				GARAGE CAPACITY		2	1.00											
				% BSMT FINISH		0	1.00											
				# OF HALF BATHS		1	1.00											
				# OF UNITS		1	1.00											
																EFF.YR/AGE	1996 / 26	
																COND	23	23 %
																FUNC	0	
																ECON	0	
																DEPR	23	% GD 77
																RCNLD	\$417,400	