

Key: 8805

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.989

LEG
AL
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
STEIN RICHARD M TRS OLGA RIVKIN 2020 IRREV GIFT TR C/O NIXON PEABODY 53 STATE ST BOSTON, MA 02109				42.0-47-2				380 WINGS NECK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
STEIN RICHARD M TRS				10/16/2020	V	3,300,000	33367-84					
MCDONOUGH ELINOR M TR OF				07/26/2004	N	1 ()						
MCDONOUGH ELINOR M TR OF				03/08/2003	F	1 ()						
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	1,767,750	0.64	A	1.00	WNS	7.50	2,093,700
200	A	1.836	12	1.00	100	263,760	1.00	A	1.00	WNA	2.80	484,260
300	A	4.697	12	1.00	100	45,640	1.00	A	1.00	WNA	2.80	214,370

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-181	07/03/2023	8	POOL	174,000			0 0
B-22-111	06/21/2022	1	NEW CONSTRUC	2,000,000	06/22/2023	SL	18 45
D-21-9	02/22/2022	5	DEMOLITIONS	15,000	09/23/2022	TL	100 100
	01/01/2019	13	OTHER				100 100
18353	05/01/2018	3	ALT/RENO	5,000	03/05/2020	TL	100 100

DE
TACH
ED

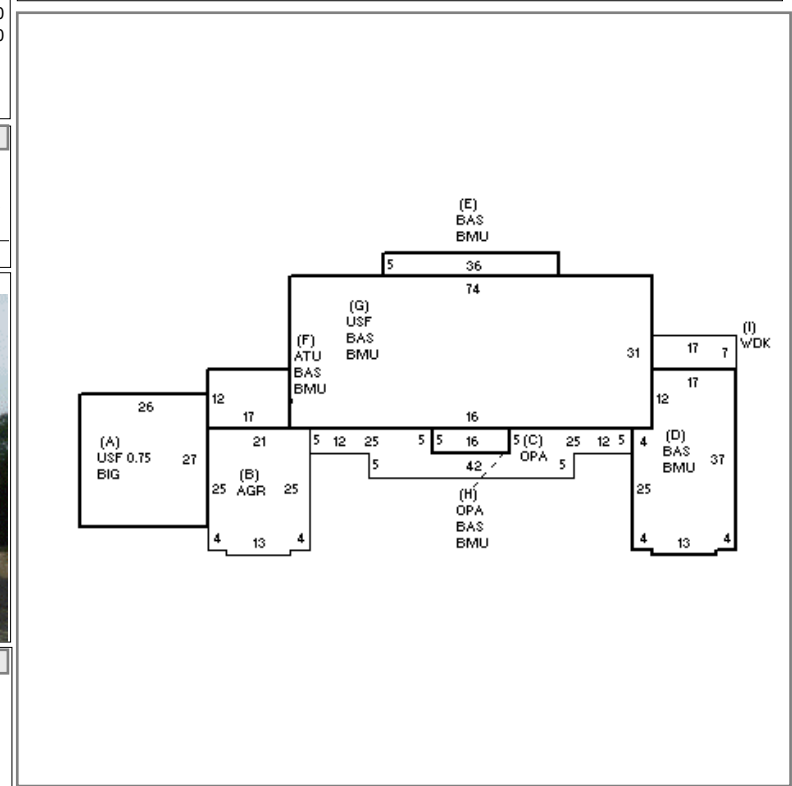
TOTAL	8.370 Acres	ZONING	2	FRNT	457	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N O T E	200' private sandy beach			LAND	2,792,300	2,471,100
Infl1	AVG		BUILDING	745,300	275,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	19,600			
			TOTAL	3,537,600	2,766,500			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS		



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BUILDING	CD	ADJ	DESC	MEASURE	2/14/2023	TL
MODEL	1		RESIDENTIAL	LIST	2/14/2023	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/29/2023	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2023	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,656,290														
NET AREA	6,321	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	702		111.06	77,963																
\$NLA(RCN)	\$262	OVERALL	1.150	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	2,821	2023	130.47	368,065																
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	538		93.07	50,074																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	540		88.63	47,858																
				FLOOR COVER	1	HARDWOOD	1.02	+	BMU	N	BSMT UNFINISHED	3,500		41.41	144,938																
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	3,500	2023	247.63	866,714																
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	ATU	N	ATTIC UNF	204		63.65	12,984																
				FUEL SOURCE	2	GAS	1.00	I	WDK	N	WOOD DECK	119		59.50	7,081																
				USE	0		1.00	F21	O	FPL 2S 1OP	1		13,265.70	13,266																	
								FIX	O	XTRA FIXTURES	21		3,207.05	67,348																	
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