Key: 8810

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,995

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITE CHRISTOPHER & ALICE TRS PARROT NOMINEE TRUST 28 PORTER ST PORTSMOUTH, NH 03801	42.0-51-1	308 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITE CHRISTOPHER & ALICE	10/29/2020	F	1	33412-214
WHITE ALICE C &	06/15/2005	O	989,000	19936-128
DORR GEORGE E &	02/13/1998	A	1	11224-49

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

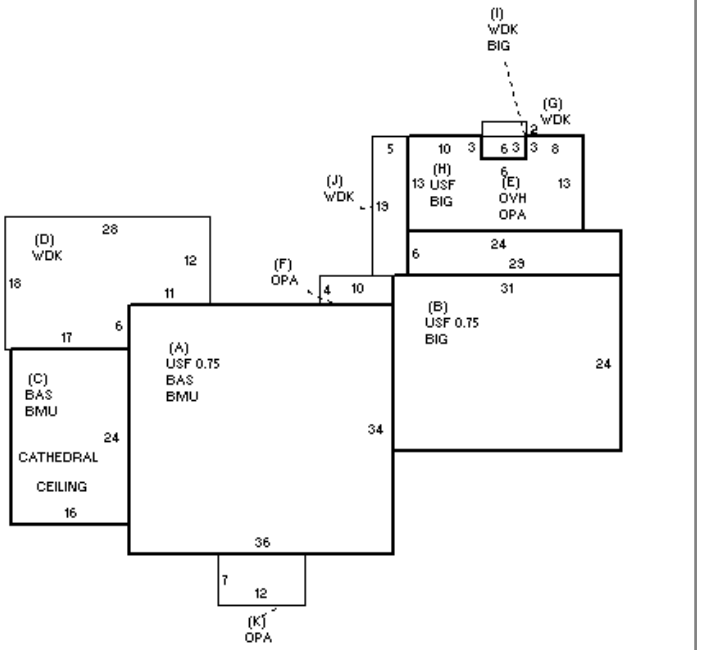
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16826	09/26/2016	3	ALT/RENO	10,465			100	100
05738	10/21/2005	2	ADDITIONS	460,000	09/14/2006	TL	100	100

LAND

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	659,960	0.64	A	1.00	WNA	2.80			781,650
300	A	0.002	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80			90

TOTAL	1.839 Acres	ZONING	2	FRNT	0
Nbhd	WINGS NCK	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	781,700	691,900
BUILDING	843,400	746,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,625,100**	**1,438,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/17/2018	KT
LIST	5/17/2018	EST
REVIEW	5/17/2018	KT

YEAR BLT	1986	SIZE ADJ	0.990
NET AREA	3,552	DETAIL ADJ	1.000
$NLA(RCN)	$245	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	6	1.00
BATHROOMS	3	1.00
FIXTURES	17	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,608		36.81	59,193
+	BAS	L	BASE AREA	1,608	1986	224.15	360,439
A	USF	L	UPPER STORY FIN	918	1986	129.07	118,489
B	BIG	N	BUILT-IN GARAGE	744		91.56	68,118
+	USF	L	UPPER STORY FIN	852	2005	129.07	109,970
+	WDK	N	WOOD DECK	563		26.52	14,930
+	OPA	N	OPEN PORCH	298		73.06	21,773
E	OVH	L	OVERHANG	174	2005	224.83	39,120
H	BIG	N	BUILT-IN GARAGE	294		109.92	32,318
I	BIG	N	BUILT-IN GARAGE	18		134.97	2,430
	F21	O	FPL 2S 1OP	1		10,936.00	10,936
	FIX	O	XTRA FIXTURES	12		2,643.79	31,726

TOTAL RCN	869,439
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	$843,400