Key: 8811

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,996

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOLIGNANO JOHN W & DOROTHY A TR MI-JESSIE WN TRUST 10 DEPOT ST WESTFORD, MA 01886-2608	42.0-52-0	119 NORTH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOLIGNANO JOHN W & DOROTH	07/17/2013	O	874,740	27547-335
KINGSBERY MARY S	05/02/1988	QS	500,000	6239-288

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	%
151168	12/16/2015	1	NEW CONSTRUC	857,834	07/03/2017	TL	100	100
15817	09/14/2015	2	ADDITIONS	585,000	07/08/2016	WFF	100	100
15505	06/25/2015	5	DEMOLITIONS	15,000	07/08/2016	WFF	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	1.103	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80			50,340

TOTAL	2.940 Acres	ZONING	2	FRNT	0

Nbhd	WINGS NCK
Infl1	AVG
N_Index	AVG

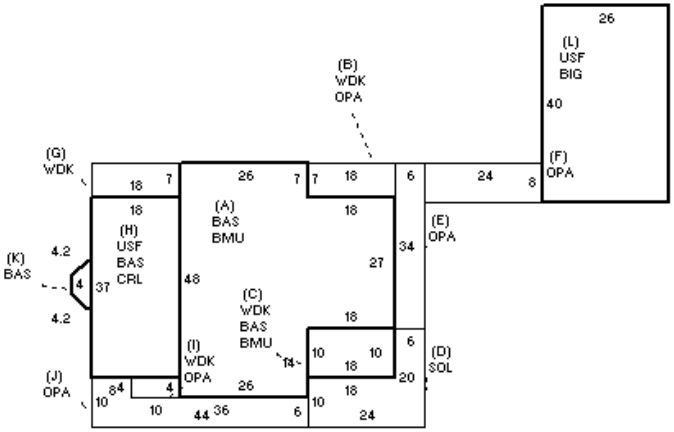
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	832,000	736,300
BUILDING	1,334,900	1,193,500
DETACHED	0	0
OTHER	0	0
TOTAL	**2,166,900**	**1,929,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/08/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/8/2016	WFF
LIST	7/8/2016	WFF
REVIEW	7/3/2017	TL

YEAR BLT	2016	SIZE ADJ	0.985
NET AREA	4,317	DETAIL ADJ	1.000
$NLA(RCN)	$319	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	10	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	20	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,914		46.13	88,298
+	OPA	N	OPEN PORCH	858		91.56	78,561
D	SOL	N	SOLARIUM	300		134.17	40,252
+	WDK	N	WOOD DECK	472		33.23	15,686
H	CRL	N	BSMT CRAWL	666		39.97	26,618
+	USF	L	UPPER STORY FIN	1,706	2016	161.75	275,952
+	BAS	L	BASE AREA	2,611	2016	255.84	667,986
L	BIG	N	BUILT-IN GARAGE	1,040		108.90	113,252
	FIX	O	XTRA FIXTURES	15		3,313.25	49,699
	GFP	O	GAS FIREPLACE	2		9,957.15	19,914

TOTAL RCN	1,376,218

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

EFF.YR/AGE	2016 / 6	
COND	3	3 %
FUNC	0	
ECON	0	
DEPR	3	% GD 97
RCNLD		$1,334,900