

Key: 8818

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.004

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
PETER W ROBBINS BRIAR HILL QUALIFIED PERSONAL RES TRUST c/o MIKE KAPLAN 52 IRVING ST SOMERVILLE, MA 02144				42.0-59-0				299 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PETER W ROBBINS BRIAR HILL				11/15/2019	F		1 32470-16				
ROBBINS PETER W &				11/15/2019	F		1 32470-10				
ROBBINS PETER W TR OF				10/25/2006	N		21463-134				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
900651	12/18/1990	4	DETACH.STRUC	2,000	11/18/1991	HS	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	0.833	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80		38,020

TOTAL	2.670 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE				LAND	819,700	725,400
Infl1	AVG					BUILDING	607,300	537,400
N_Index	AVG					DETACHED	33,800	32,200
						OTHER	53,100	47,000
						TOTAL	1,513,900	1,342,000

DETACHED

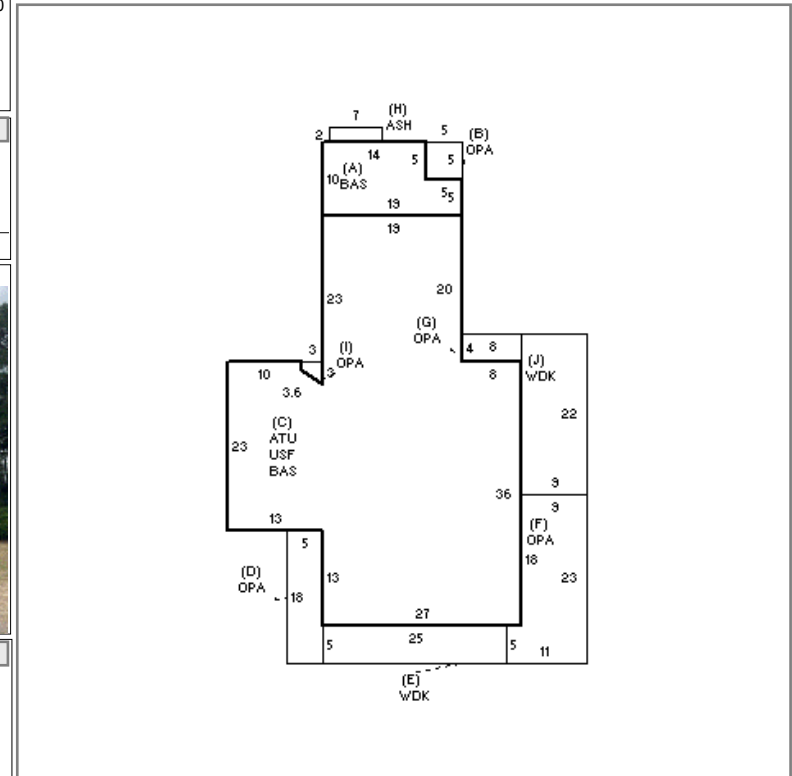
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 22 X 34		748	34.27	19,200
CTA	A	1.00	A 0.75		1	19,446.40	14,600
SHF	M	0.70	P 0.40 8 X 12			0.00	



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2021	TL
MODEL	1		RESIDENTIAL	LIST	9/2/2021	TL
STYLE	9	1.20	ANTIQUE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



G

YEAR BLT	1895	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	799,066		
NET AREA	3,455	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,810	1895	225.57	408,291	CONDITION ELEM	CD		
\$NLA(RCN)	\$231	OVERALL	1.280	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	370		74.95	27,733	EXTERIOR	A		
				ROOF SHAPE	2	HIP	1.02	C	USF	L	UPPER STORY FIN	1,645	1895	132.41	217,820	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	1,645		50.86	83,669	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	323		27.20	8,787	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	H	ASH	N	ATT SHED	14		31.66	443	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	CPC	O	O	CAPE CELLAR	1		4,809.10	4,809	ELECT	A		
				FUEL SOURCE	1	OIL	1.00	F32	O	O	FPL 3S 2OP	1		12,254.60	12,255				
				USE	0		1.00	FIX	O	O	XTRA FIXTURES	13		2,712.28	35,260				
																	EFF.YR/AGE	1995 / 27	
																	COND	24 24 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	24 % GD 76	
																	RCNLD	\$607,300	

Key: 8818

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.005

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
PETER W ROBBINS BRIAR HILL QUALIFIED PERSONAL RES TRUST c/o MIKE KAPLAN 52 IRVING ST SOMERVILLE, MA 02144		42.0-59-0	299 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD			
1090	100	MULTIPLE DWELLING		2	2 of 2			
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

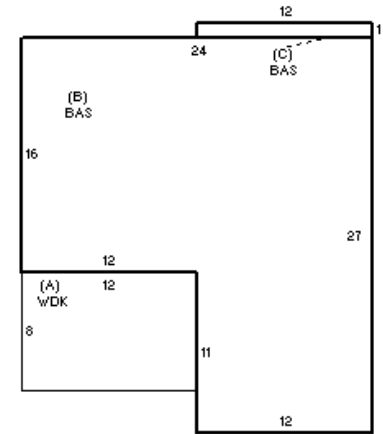
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
----	---	----------	------	-------	---------	----------	-----	------	-----	----	------------	-----------

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	53,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								09/02/2021

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/2/2021	TL
MODEL	1		RESIDENTIAL	LIST	9/2/2021	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	69,892
NET AREA	528	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	WDK	N	WOOD DECK	96		24.24	2,327		
\$NLA(RCN)	\$132	OVERALL	0.540	EXT COVER	1	WOOD SHINGLE	1.02	B	BAS	L	BASE AREA	516	1900	119.60	61,714		
				ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	12	1900	119.62	1,435		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F11	O	FPL 1S 1OP	1		4,416.30	4,416		
				FLOOR COVER	2	SOFTWOOD	1.02										
				INT. FINISH	5	OTHER	1.00										
				HEATING/COOLING	13	NONE	0.80										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A
EFF.YR/AGE 1995 / 27	
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$53,100