

Key: 8821

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.008

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NORTHROP SCOTT L & PAMELA J NORTHROP PO BOX 3167 POCASSET, MA 02559-3167				42.0-61-0				315 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NORTHROP SCOTT L &				06/29/1994	F		1 9259-062				

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	%
06719	11/08/2006	3	ALT/RENO		01/06/2022	TL	100	100
940593	12/05/1994	3	ALT/RENO	8,000	08/20/2007	TL	100	100
920544	10/21/1992	4	DETACH.STRUC	5,400	05/04/1995	JS	100	100
		2	ADDITIONS	75,000	08/11/1994	DMB	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	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	0.963	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80		43,950

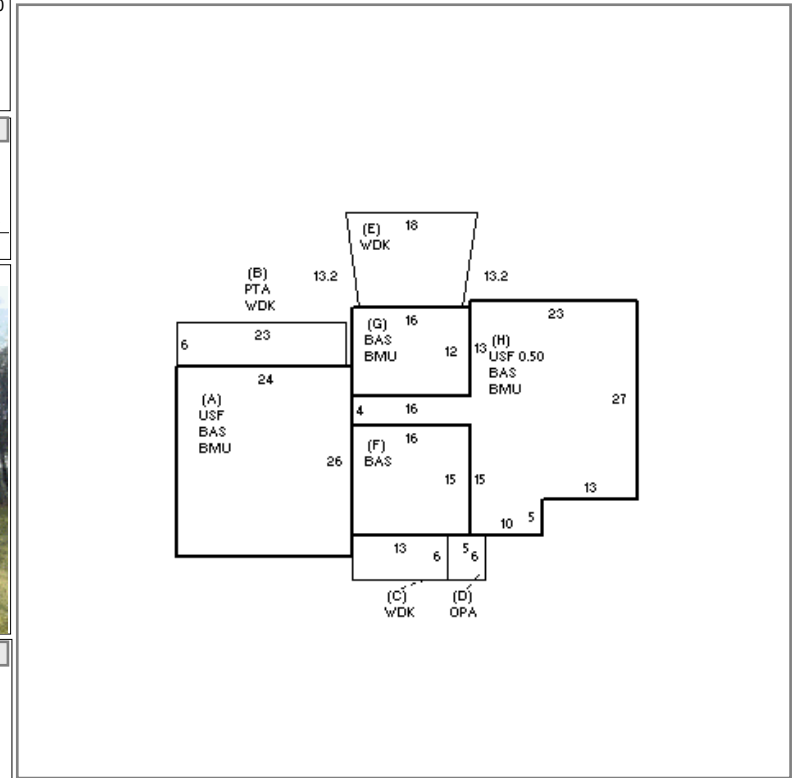
TOTAL	2.800 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE				LAND	825,600	730,600
Inf1	AVG		BUILDING	507,500	449,100			
N_Index	AVG		DETACHED	29,400	27,900			
			OTHER	0	0			
					TOTAL	1,362,500	1,207,600	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A	1.00	30 0.70 14 X 22		308	8.33	1,800
GFU	A	1.00	10 0.90 24 X 30		720	41.10	26,600
SHF	A	1.00	A 0.75 5X15 ATT CPD		75	16.90	1,000



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/6/2022	EST
STYLE	4	1.07	CAPE [55%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1954	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	634,406
NET AREA	2,783	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,551		38.98	60,455	CONDITION ELEM	CD
\$NLA(RCN)	\$228	OVERALL	1.162	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	624	1954	216.10	134,846	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1954	131.34	81,959	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	424		26.06	11,050	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	B	PTA	N	PATIO	138		17.43	2,406	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	30		99.40	2,982	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	BAS	L	BASE AREA	1,167	1954	216.10	252,187	ELECT	A
				FUEL SOURCE	1	OIL	1.00	H	USF	L	UPPER STORY FIN	368	1954	131.34	48,334		
				USE	0		1.00		F21	O	FPL 2S 1OP	1		10,747.90	10,748		
									F22	O	FPL 2S 2OP	1		11,250.50	11,251		
									FIX	O	XTRA FIXTURES	7		2,598.29	18,188		
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$507,500