

Key: 8823

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.010

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
HARDON EMILY A ET ALS TRS HARDON/BOURNE TR 20 EAST 74TH ST #15D NEW YORK, NY 10021				42.0-63-0				333 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
HARDON EMILY A ET ALS TRS HARDON ALLAN B ETAL				03/10/1999	X XX			12117-288 03770-0200			

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	%
11399	07/12/2011	3	ALT/RENO				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	1,100	WNA	2.80		781,650
300	A	0.743	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1,100	WNA	2.80		33,910

TOTAL	2.580 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE	LAND	815,600	721,700			
Infl1	AVG		BUILDING	220,000	194,800			
N_Index	AVG		DETACHED	21,100	18,900			
			OTHER	0	0			
			TOTAL	1,056,700	935,400			

DETACHED

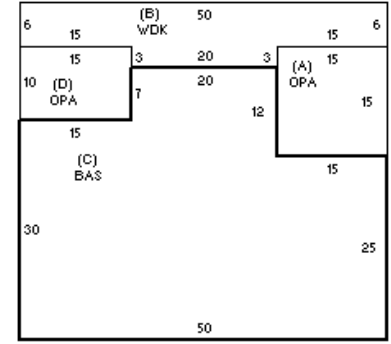
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CBN	A	1.00	80 0.20 13 X 13		169	31.50	1,100
DGF	A	1.00	10 0.90 24 X 24		576	36.34	18,800
OPS	A	1.00	10 0.90 6 X 13		78	16.80	1,200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/17/2018	KT
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/17/2018	KT
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1962	SIZE ADJ	1.010
NET AREA	1,565	DETAIL ADJ	1.000
\$NLA(RCN)	\$185	OVERALL	0.900
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	375		50.82	19,059
B	WDK	N	WOOD DECK	360		18.45	6,641
C	BAS	L	BASE AREA	1,565	1962	158.42	247,930
	F11	O	FPL 1S 1OP	1		6,923.90	6,924
	FIX	O	XTRA FIXTURES	3		1,839.07	5,517
	MST	O	MAS/METAL STACK	1		3,446.40	3,446

TOTAL RCN	289,517	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT		
ELECT		
EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD	\$220,000	