

Key: 8828

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.015

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MURPHY SEAN P & AMY C (1/2) A BLECKER & E KLEINERMAN (1/2) 81 HARDING ST WEST NEWTON, MA 02465				42.0-67-0				363 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MURPHY SEAN P & AMY C (1/2)				07/27/2020	QS	838,697	33105-222				
HOWELL DAVID R - TR				08/23/2017	F	1	30719-3				
HOWELL DAVID R				08/08/2013	A	637,500	27608-38				

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	%
EXB-22-374 970035	06/21/2022 01/22/1997	15 3	INSULATE/WEA ALT/RENO	4,375 10,000	05/06/1998	JS	100 100	100 100

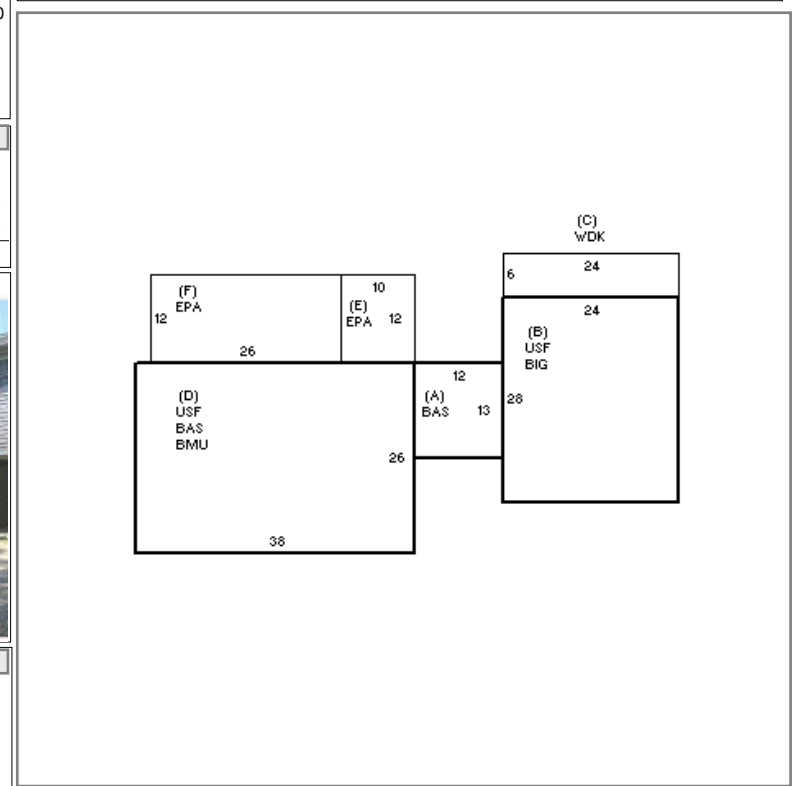
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	80,000	12	1.00	100	1.00	100	1.00	659,960	0.64	A	1.00	WNA	2.80	781,650
300	A	0.263	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80	12,000

TOTAL	2.100 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE	LAND	793,700	702,400			
Infl1	AVG		BUILDING	405,700	363,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	1,199,400	1,066,200				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/7/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/7/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,804	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,144	1967	195.81	224,001
\$NLA(RCN)	\$196	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	B	BIG	N	BUILT-IN GARAGE	672		75.22	50,550
				ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	672	2004	106.05	71,263
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	144		40.30	5,804
				FLOOR COVER	3	W/W CARPET	1.00	D	BMU	N	BSMT UNFINISHED	988		37.19	36,748
				INT. FINISH	2	DRYWALL	1.00	D	USF	L	UPPER STORY FIN	988	1967	106.05	104,774
				HEATING/COOLING	1	FORCED AIR	1.00	+	EPA	N	ENCLOSED PORCH	432		66.54	28,745
				FUEL SOURCE	1	OIL	1.00	F21	O	O	FPL 2S 1OP	1		8,985.20	8,985
				USE	0		1.00	FIX	O	O	XTRA FIXTURES	8		2,172.21	17,378

TOTAL RCN	548,248
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1993 / 29
COND	26 26 %
FUNC	0
ECON	0
DEPR	26 % GD 74
RCNLD	\$405,700