

Key: 8842

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.034

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WRACKLINE LLC 108 GILMAN POND RD UNITY, NH 03773				42.0-79-0				65 SOUTH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
WRACKLINE LLC				12/24/2008	F	10 23336-169					
WARNER JOSEPH S TR OF				09/15/2006	N	12746-171					
WARNER RUTH P				12/27/1999	X	12746-171					

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 %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	54,886	12	1.00	100	1.00	100	1.00	1,767,750	0.81	A	1.00	WNS	7.50			1,798,160

TOTAL	1.260 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE Some sand, mostly marsh	LAND	1,798,200	1,591,400			
Infl1	AVG		BUILDING	81,300	72,000			
N_Index	AVG		DETACHED	1,500	2,200			
			OTHER	0	0			
				TOTAL	1,881,000	1,665,600		

(C) OPA	14
	10

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	12 X 16		192	15.95	1,500



(B) BAS	24
	44
(A) OPA	8

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2012	TL
MODEL	1		RESIDENTIAL	LIST	5/17/2018	EST
STYLE	18	0.65	CABIN [100%]	REVIEW	5/17/2018	KT
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
\$NLA(RCN)	\$101	OVERALL	0.470
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	5	VINYL	1.00
INT. FINISH	5	OTHER	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	172		31.18	5,363
B	BAS	L	BASE AREA	1,056	1959	91.58	96,706
	FIX	O	XTRA FIXTURES	3		1,015.97	3,048
	MST	O	MAS/METAL STACK	1		1,903.90	1,904

TOTAL RCN	107,021
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	\$81,300