

Key: 8877

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.073

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
VARDACK NICHOLAS S & CLAIRE L C/O VARDACK CLAIRE L TRS PO BOX 925 POCASSET, MA 02559				42.2-19-0				265 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VARDACK CLAIRE L TRS				03/10/2023	F	1	35673-180				
VARDACK NICHOLAS S & CLAIRE L				09/23/2014	F	1	28399-57				
VARDACK NICHOLAS S					XX		02867-0294				

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 %
16325	04/28/2016	14	SOLAR	19,500			100 100
10718	11/30/2010	10	WOODSTOVE		12/17/2010		100 100

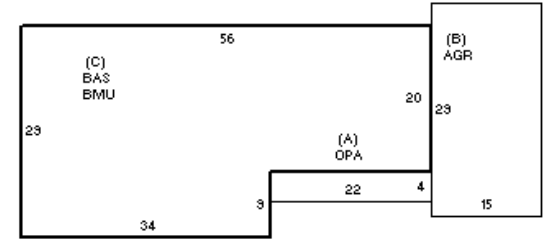
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.172	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	7,010

TOTAL	1.090 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	548,000	426,800			
Infl1	AVG		BUILDING	290,600	257,100			
N_Index	AVG		DETACHED	1,400	1,300			
			OTHER	0	0			
			TOTAL	840,000	685,200			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	30 0.70	10 X 12		120	16.42	1,400



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/3/2008	JH
MODEL	1		RESIDENTIAL	LIST	9/3/2008	JH
STYLE	1	0.95	RANCH [100%]	REVIEW	9/11/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1979	SIZE ADJ	1.015
NET AREA	1,426	DETAIL ADJ	1.000
\$NLA(RCN)	\$258	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	88		73.67	6,483
B	AGR	N	ATT GARAGE	435		63.36	27,561
C	BMU	N	BSMT UNFINISHED	1,426		32.75	46,702
C	BAS	L	BASE AREA	1,426	1979	188.07	268,185
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550
	MST	O	MAS/METAL STACK	1		4,091.40	4,091

TOTAL RCN	367,792
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$290,600