

Key: 8878

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.074

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PALM WILLIAM H JR & ANITA M PALM 251 WINGS NECK RD POCASSET, MA 02559				42.2-19-1				251 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PALM WILLIAM H JR &				07/29/1993	QS	87,500	8702-171				

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	%
05828	11/28/2005	4	DETACH.STRUC	2,549	02/02/2007	TL	100	100
940132	04/22/1994	10	WOODSTOVE	20	06/25/1997	JC	100	100
940024	01/26/1994	1	NEW CONSTRUC	73,150	01/09/1998	JS	100	100

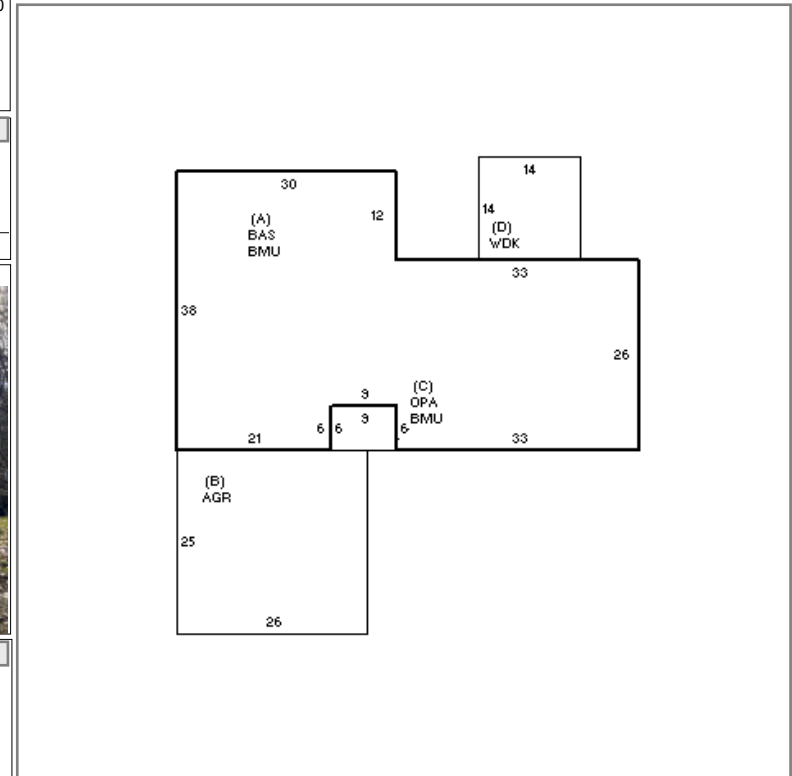
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50		540,980
300	A	0.152	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50		6,190

TOTAL	1.070 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	547,200	426,200			
Infl1	AVG		BUILDING	407,000	360,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				954,200	786,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/6/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1994	SIZE ADJ	1.010
NET AREA	1,944	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	2	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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
+	BMU	N	BSMT UNFINISHED	1,998		31.76	63,458
A	BAS	L	BASE AREA	1,944	1994	189.71	368,795
B	AGR	N	ATT GARAGE	650		62.27	40,474
C	OPA	N	OPEN PORCH	54		82.08	4,432
D	WDK	N	WOOD DECK	196		37.46	7,342
	F11	O	FPL 1S 1OP	1		8,588.10	8,588
	FIX	O	XTRA FIXTURES	4		2,280.93	9,124
	WPL	O	WHIRLPOOL	1		6,575.50	6,576

TOTAL RCN	508,789	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE		1999 / 23
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		\$407,000