

Key: 8880

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.076

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CURRENT OWNER		PARCEL ID	LOCATION			
FARLEY GEORGE T ETUX ELAINE R FARLEY 9 WALKER RD WESTWOOD, MA 02090		42.2-19-3	261 WINGS NECK RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
FARLEY GEORGE T ETUX		03/31/2016	QS	485,000	29547-184	
MORTENSEN ROBERT A		02/27/2004	H	1	18259-277	
MORTENSEN ROBERT A &		11/30/2000	QS	360,000	13395-265	

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	%
940280	06/16/1994	1	NEW CONSTRUC	80,000	01/29/1998	JS	100	100

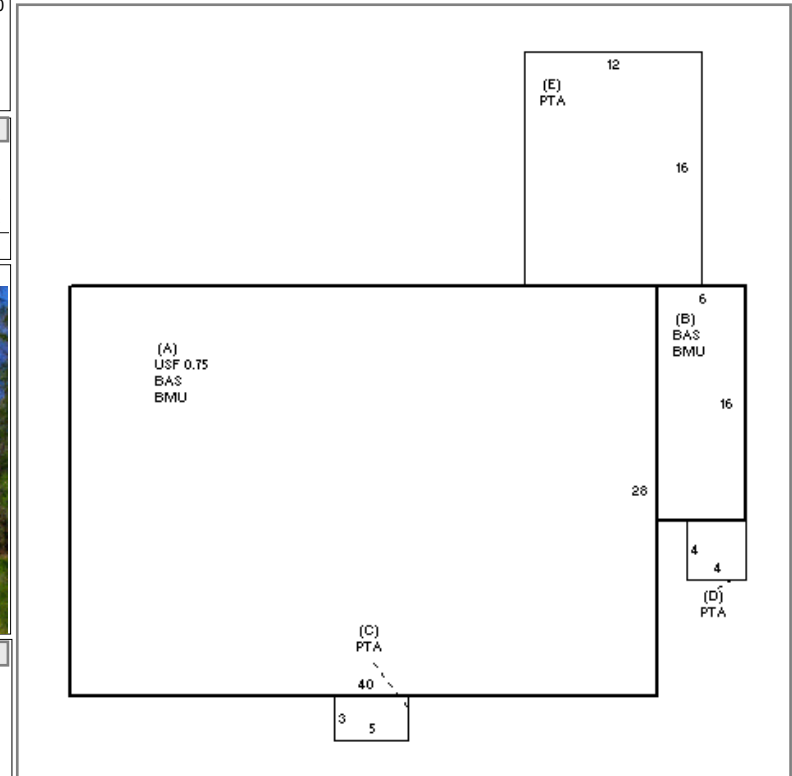
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.142	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	5,790

TOTAL	1.060 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Listing states Deeded beach rights & dock.	LAND	546,800	425,800			
Infl1	AVG		BUILDING	339,400	300,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	886,200	726,200			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/10/2021
									



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BUILDING	CD	ADJ	DESC	MEASURE	5/17/2017	TL
MODEL	1		RESIDENTIAL	LIST	5/17/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/17/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,297
NET AREA	2,056	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,216		35.64	43,336		
\$NLA(RCN)	\$206	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,216	1994	209.70	254,999		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	840	1994	120.09	100,875		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	PTA	N	PATIO	223		15.17	3,382		
				FLOOR COVER	1	HARDWOOD	1.02		F21	O	FPL 2S 10P	1		9,826.90	9,827		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	5		2,375.68	11,878		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	0		1.00										

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	\$339,400
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