Key: 8899

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,094

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SLEPCHUK WALTER M & KAREN R SLEPCHUK 221 WINGS NECK RD POCASSET, MA 02559	42.2-35-0	221 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SLEPCHUK WALTER M &	02/28/2001	N	205,000	13599-39
DESMOND LESTER R &	03/30/1973	XX		1830-292

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	%
11787	12/20/2011	14	SOLAR	38,000	01/19/2012		100	100
01566	09/11/2001	1	NEW CONSTRUC	273,500	10/21/2003	TL	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	0.182	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50			7,420

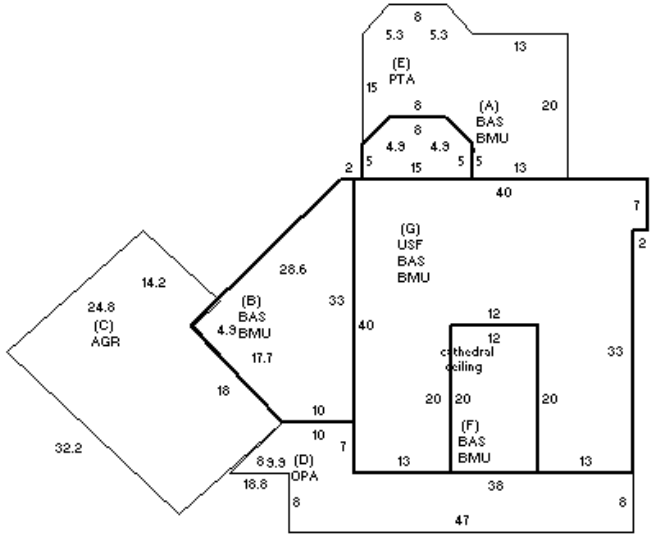
TOTAL	1.100 Acres	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	548,400	427,100
BUILDING	640,700	573,700
DETACHED	0	0
OTHER	0	0
TOTAL	**1,189,100**	**1,000,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/27/2003



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/13/2005	TL
LIST	5/13/2005	TL
REVIEW	5/13/2005	TL

YEAR BLT	2001	SIZE ADJ	0.995
NET AREA	3,399	DETAIL ADJ	1.000
$NLA(RCN)	$224	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,105		32.71	68,849
+	BAS	L	BASE AREA	2,105	2001	195.63	411,800
C	AGR	N	ATT GARAGE	701		66.17	46,387
D	OPA	N	OPEN PORCH	471		66.99	31,552
E	PTA	N	PATIO	491		15.48	7,599
G	USF	L	UPPER STORY FIN	1,294	2001	118.35	153,139
	F21	O	FPL 2S 1OP	1		10,027.10	10,027
	FIX	O	XTRA FIXTURES	8		2,424.11	19,393
	JAC	O	JACUZZI	1		13,978.10	13,978

TOTAL RCN	762,724
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	$640,700