

Key: 8901

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.096

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
STONKUS BRIAN D ETUX GERTRUDE T STONKUS 166 LAKESHORE DR BLACKSTONE, MA 01504				42.2-37-0				281 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STONKUS BRIAN D ETUX				08/04/2010	F	1	24729-19				
STONKUS BRIAN D TR				09/10/1998	QS	135,000	11689-58				

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	%
10604	10/06/2010	1	NEW CONSTRUC	488,000	07/13/2012	TL	100	100

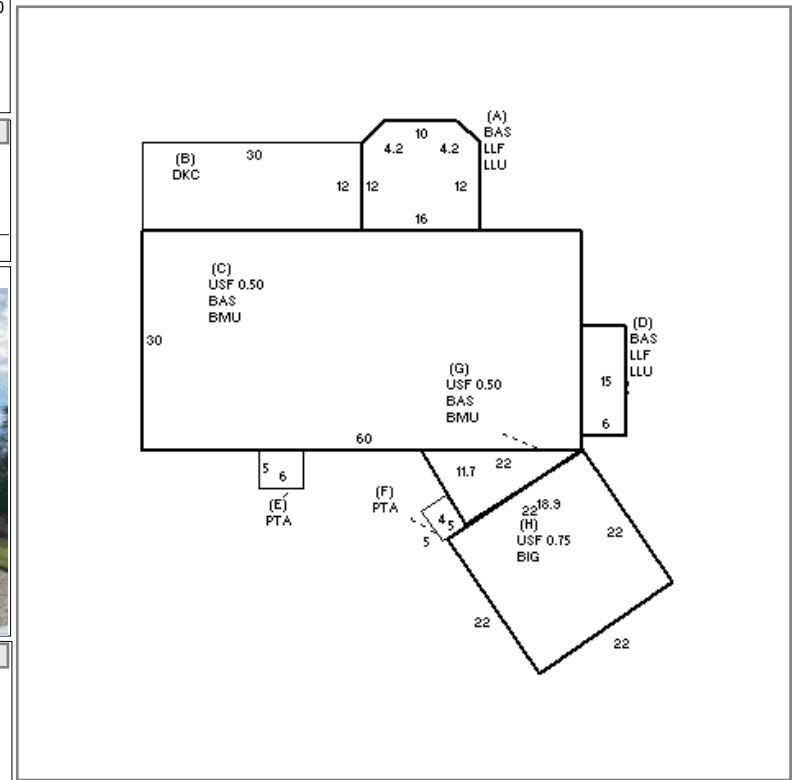
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	11	1.00	100	1.00	100	1.00	589,250	1.00	A	1.00	BA+	2.50	540,980
300	A	0.342	11	1.00	100	1.00	100	1.00	40,750	1.00	A	1.00	BA+	2.50	13,940

TOTAL	1.260 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE			LAND	554,900	432,200	
Infl1	AVG		BUILDING	1,049,000	938,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	1,603,900	1,370,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/6/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	2011	SIZE ADJ	0.990
NET AREA	3,869	DETAIL ADJ	1.000
\$NLA(RCN)	\$292	OVERALL	1.120
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	16	1.00	
GARAGE CAPACITY	3	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	321		61.75	19,820
+	LLF	L	LOWER LEVEL FIN	321	2011	105.08	33,731
+	BAS	L	BASE AREA	2,231	2011	257.26	573,946
B	DKC	N	DECK-COMPOSITE	360		93.99	33,836
+	BMU	N	BSMT UNFINISHED	1,910		44.39	84,776
+	USF	L	UPPER STORY FIN	1,317	2011	155.63	204,962
+	PTA	N	PATIO	50		22.99	1,150
H	BIG	N	BUILT-IN GARAGE	483		117.36	56,685
	BGF	N	BSMT GOOD FINIS	900		66.80	60,119
	BMG	O	BSMT GARAGE	1		10,669.80	10,670
	F21	O	FPL 2S 1OP	1		13,186.00	13,186
	FIX	O	XTRA FIXTURES	11		3,187.81	35,066

TOTAL RCN	1,127,946
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	7.7%
FUNC	0
ECON	0
DEPR	7% GD 93
RCNLD	\$1,049,000