

Key: 9261

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.478

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION				
MCINNIS DANIEL J & BONNIE E MCINNIS		43.2-18-0	11 WING RD				
11 WING RD POCASSET, MA 02559		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		MCINNIS DANIEL J &		06/14/1996	QS	107,000	10253-206

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	%
EXB-21-563 14709	08/12/2021 08/25/2014	14 2	SOLAR ADDITIONS	17,700 150,000	01/06/2016	SW	100 100	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,400	11	1.00	100	1.00	100	1.00	271,055	3.02	A	1.00	R08	1.15			195,440

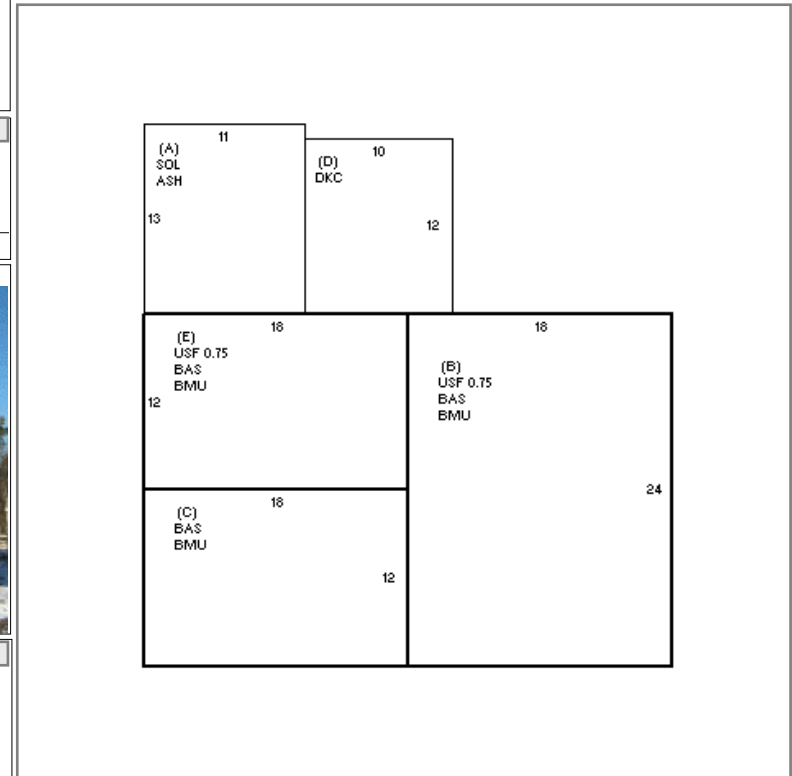
TOTAL	10,411 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	195,400	165,500			
Infl1	AVG		BUILDING	275,300	243,600			
N_Index	AVG		DETACHED	22,600	21,500			
			OTHER	0	0			
			TOTAL	493,300	430,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8X7			0.00	
DGF	G	1.20	10 0.90 24X24	2014	576	43.60	22.600



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2016	SW
MODEL	1		RESIDENTIAL	LIST	1/6/2016	SW
STYLE	4	1.05	CAPE [100%]	REVIEW	6/17/2016	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,350	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	ASH	N	ATT SHED	143		25.88	3,701
\$NLA(RCN)	\$246	OVERALL	1.100	EXT COVER	1	WOOD SHINGLE	1.02	A	SOL	N	SOLARIUM	143		114.67	16,398
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	864		40.71	35,176
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	648	1972	221.41	143,471
				FLOOR COVER	3	W/W CARPET	1.00	+	USF	L	UPPER STORY FIN	486	1972	122.85	59,706
				INT. FINISH	1	PLASTER	1.00	C	BAS	L	BASE AREA	216	1972	221.41	47,824
				HEATING/COOLING	9	WARM-COOL AIR	1.03	D	DKC	N	DECK-COMPOSITE	120		70.11	8,413
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,835.20	9,835	
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,377.77	7,133	



BLDG COMMENTS

TOTAL RCN	331,659
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$275,300