

Key: 9271

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.488

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BEANE SCOTT & KRISTY L 31 WING ROAD POCASSET, MA 02559				43.2-28-0				31 WING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BEANE SCOTT & KRISTY L				07/06/2018	W	179,500	31389-162				
CHAMPION BUILDERS, INC				01/08/2018	F	1	31009-141				
TOWN OF BOURNE AFFORDABLE				04/07/2016	E	55,000	29563-191				

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	%
20175	02/24/2020	14	SOLAR	21,312			100	100
TAXABLE		13	OTHER		12/31/2017		100	100
171019	12/14/2017	1	NEW CONSTRU	181,000	07/03/2018	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,000	11	1.00	100	1.00	100	1.00	271,055	2.66	A	1.00	R08	1.15			198,330

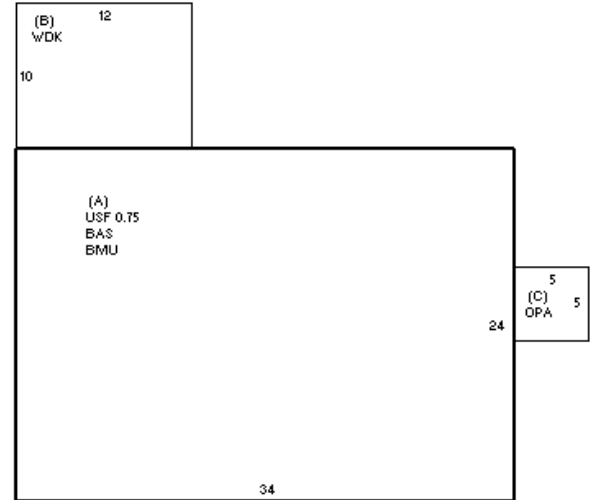
TOTAL	11,979 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	107,080	90,670			
Infl1	AVG		BUILDING	159,410	142,450			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>266,490</b>	<b>233,120</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/3/2018	TL
MODEL	1		RESIDENTIAL	LIST	7/3/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

\* -- Value totals adjusted by value credit.



YEAR BLT	2018	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	6		1.00
BEDROOMS	3		1.00
BATHROOMS	1		1.00
FIXTURES	7		1.00
GARAGE CAPACITY	0		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
A	BMU	N	BSMT UNFINISHED	816		40.34	32,919
A	BAS	L	BASE AREA	816	2018	219.39	179,025
A	USF	L	UPPER STORY FIN	612	2018	120.30	73,622
B	WDK	N	WOOD DECK	120		43.72	5,246
C	OPA	N	OPEN PORCH	25		105.19	2,630
	FIX	O	XTRA FIXTURES	2		2,355.95	4,712

TOTAL RCN	298,155
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$295,200