

Key: 9273

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.490

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KINSLOW IVAN & C/O KINSLOW IVAN 35 WING RD POCASSET, MA 02559				43.2-30-0				35 WING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINSLOW IVAN				09/07/2023	F		1 35975-106				
KINSLOW IVAN &				07/13/2006	F		21179-266				
KINSLOW IVAN &				06/23/1987	XX		5795-155				

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 %
12518	08/02/2012	3	ALT/RENO	2,052			100 100
920418	07/29/1992	3	ALT/RENO	3,000	04/14/1993	JS	100 100
920308	06/10/1992	9	DECK	3,000	04/14/1993	JS	100 100

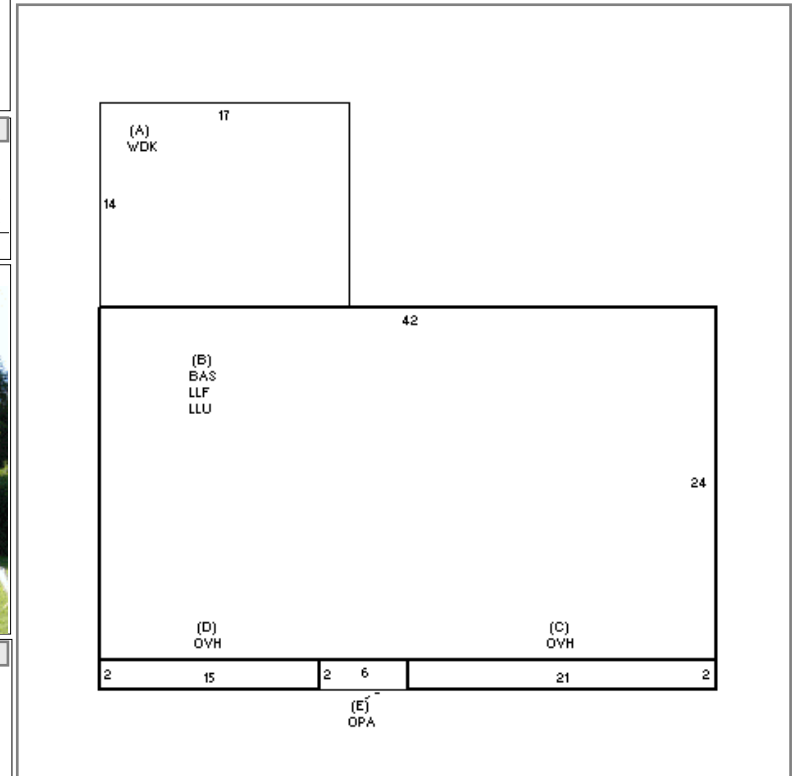
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,747	11	1.00	100	1.00	100	1.00	271,055	2.71	A	1.00	R08	1.15			197,860

TOTAL	11,747 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E INCLUDES MAP 43.2 PCL 30.1	LAND	197,900	167,500			
Infl1	AVG		BUILDING	265,300	234,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	463,200	402,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90 F 0.60	8X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/4/2008	MR
MODEL	1		RESIDENTIAL	LIST	9/4/2008	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	5/23/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.005
NET AREA	2,088	DETAIL ADJ	1.000
\$NLA(RCN)	\$157	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	60	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	238		27.07	6,443
EXT COVER	1	WOOD SHINGLE	1.02	B	LLU	N	LOWER LEVEL UNF	1,008		33.49	33,755
ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	1,008	1972	56.99	57,446
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	1,008	1972	200.64	202,248
FLOOR COVER	3	W/W CARPET	1.00	+	OVH	L	OVERHANG	72	1972	189.28	13,628
INT. FINISH	2	DRYWALL	1.00	E	OPA	N	OPEN PORCH	12		99.38	1,193
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP		1		8,380.40	8,380
FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES		2		2,225.75	4,452
USE	0		1.00								

TOTAL RCN	327,545
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$265,300