Key: 9275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,492

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GLYNN JOHN M 12 WING RD POCASSET, MA 02559	43.2-32-0	12 WING RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GLYNN JOHN M	05/05/2008	F	20,000	22881-322
GLYNN JOHN M &	05/06/2005	QS	320,000	19797-257
MCGONAGLE ANDREW		XX		02107-0296

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,000	11 1.00	100 1.00	100 1.00	271,055	2.87	A 1.00	R08 1.15			196,510

TOTAL	11,021 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

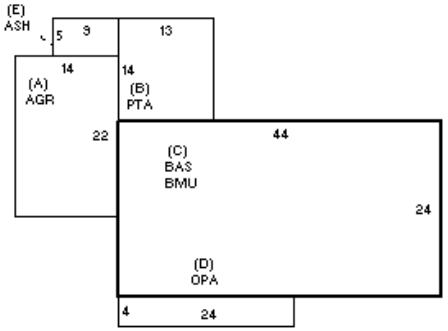
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	196,500	166,400
BUILDING	216,000	191,200
DETACHED	0	0
OTHER	0	0
TOTAL	**412,500**	**357,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/04/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/4/2008	MR
LIST	9/4/2008	EST
REVIEW	9/8/2008	KEO

YEAR BLT	1959	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$262	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	308		68.72	21,165
B	PTA	N	PATIO	182		13.89	2,528
C	BMU	N	BSMT UNFINISHED	1,056		35.90	37,912
C	BAS	L	BASE AREA	1,056	1959	189.00	199,584
D	OPA	N	OPEN PORCH	96		70.75	6,792
E	ASH	N	ATT SHED	45		24.48	1,102
	F11	O	FPL 1S 1OP	1		7,894.10	7,894

TOTAL RCN 276,978

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $216,000