

Key: 10060

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.291

LEGAL

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
ERLINGSSON ERIK C TRS WINGS NECK RD RLTY TRUST 33 CHESTNUT ST UNITS A & B BOSTON. MA 02108		45.0-1-1		502 WINGS NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
ERLINGSSON ERIK C TRS		12/17/2015	F	1	29342-91
ERLINGSSON ERIK C		09/16/2015	V	3,200,000	29140-202
FIELD PHILIP S TR OF WING		12/26/1996	F	1	10542-262

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	%
19170	03/13/2019	3	ALT/RENO	58,000			100	100
02290	05/14/2002	3	ALT/RENO	11,000	09/11/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	80,000	12	1.00	100	1,154,930	0.64	A	1.00	WNG	4.90	1,367,890
300	A	0.166	12	1.00	100	79,870	1.00	A	1.00	WNG	4.90	13,260

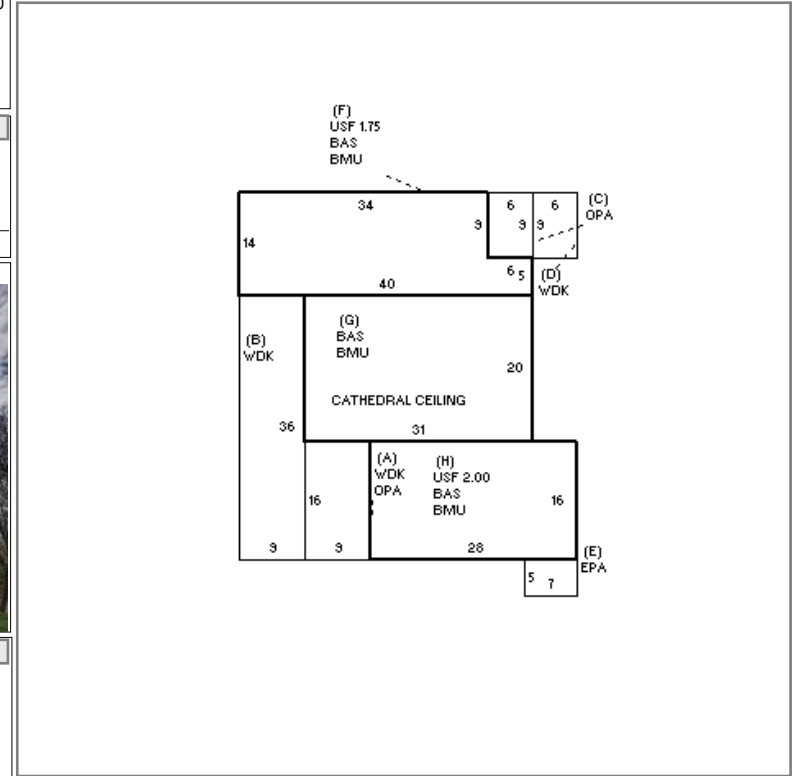
TOTAL	2.003 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK		N O T E	BEAUTIFUL VIEW FROM 3RD FLOOR			LAND	1,381,200	1,222,300
Infl1	AVG			LAND	823,900	729,100	BUILDING	0	0
N_Index	AVG			OTHER	0	0	TOTAL	2,205,100	1,951,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/31/2020	TL
MODEL	1		RESIDENTIAL	LIST	1/31/2020	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/12/2021	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



DETACHED

BUILDING

YEAR BLT	1983	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	915,488
NET AREA	3,356	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	OPA	N	OPEN PORCH	198		102.72	20,338	CONDITION ELEM	CD
\$NLA(RCN)	\$273	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	522		33.57	17,523	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	E	EPA	N	ENCLOSED PORCH	35		180.11	6,304	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,574		50.21	79,027	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,574	1983	288.32	453,811	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	1,782	1983	163.40	291,172	HEAT	U
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F21	O	FPL 2S 1OP	1			13,844.20	13,844	ELECT	U
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	10			3,346.88	33,469		
				USE	0		1.00										

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD	\$823,900	