

Key: 10063

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.294

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| WINGS NECK TRUST P O BOX 3017 POCASSET, MA 02559-3342 | | | | 45.0-4-0 | | | | 510 WINGS NECK RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| WINGS NECK TRUST | | | | 05/22/1902 | XX | | 255-358 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD | |
|--------|--------|------------------|------|--------|-------|----|--------|---|
| 1300 | 100 | DEVELOPABLE LAND | | | | | 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 | 80,000 | 12 | 1.00 | 100 | 1.00 | 100 | 1.00 | 1,767,750 | 0.64 | A | 1.00 | WNS | 7.50 | | 2,093,700 |
| 300 | A | 1,833 | 12 | 1.00 | 100 | 1.00 | 100 | 1.00 | 122,250 | 1.00 | A | 1.00 | WNS | 7.50 | | 224,080 |

* -- Value totals adjusted by value credit.

| | | | | | | | | |
|---------|-------------|------------------|---|------|-------|----------|---------|----------|
| TOTAL | 3.670 Acres | ZONING | 2 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | WINGS NCK | N O T E | Conservation Restriction for 25 years ; expires 5/11/2037; bk 24955 pg 313 | | | LAND | 579,450 | 512,720 |
| Infl1 | AVG | | BUILDING | 0 | 0 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | TOTAL | 579,450 | 512,720 | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | PHOTO |
|----|------|------|----------|----|-------|-----------|-------|-------|
| | | | | | | | | |

BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE |
|----------|----|-----|------|---------|
| MODEL | | | | LIST |
| STYLE | | | | REVIEW |
| QUALITY | | | | |
| FRAME | | | | |

| YEAR BLT | NET AREA | \$NLA(RCN) | SIZE ADJ | DETAIL ADJ | OVERALL | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|----------|----------|------------|----------|------------|---------|---------|----|-------------|-----|---|-----|---|-------------|-------|----|-----------|-----|
| | | | | | | | | | | | | | | | | | |

| | |
|----------------|------|
| TOTAL RCN | |
| CONDITION ELEM | CD |
| | |
| EFF.YR/AGE | |
| COND | |
| FUNC | |
| ECON | |
| DEPR | % GD |
| RCNLD | |