

Key: 16180

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 12.081

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CURRENT OWNER				PARCEL ID				LOCATION			
KAVANAUGH KEVIN TRS C/O SURGENOR TIMOTHY R & 320A WINGS NECK RD BOURNE, MA 02532				42.0-97-0				320-A WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SURGENOR TIMOTHY R & KAVANAUGH KEVIN TRS WOOD ORRIN G JR &				10/23/2023 07/18/2018 08/20/1969	A QS X	725,000 540,000	36047-316 31410-270 1446-700				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEVELOPABLE LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-311	10/23/2023	16	NEW CONSTRUC LAND REVIEW	1,638,000	06/10/2019	RP	100	100

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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	659,960	0.64	A	1.00	WNA	2.80	781,650
300	A	0.025	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80	1,140

TOTAL	1.862 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	WINGS NCK	N O T E					LAND	782,800	692,800
Infl1	AVG		BUILDING	0	0				
N_Index	AVG		DETACHED	0	0				
			OTHER	0	0				
			TOTAL	782,800	692,800				

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

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BUILDING	CD	ADJ	DESC	MEASURE
MODEL STYLE QUALITY FRAME				LIST REVIEW

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		