

Key: 4132

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.216

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WING GARY W TRUSTEE OF THE WING REALTY TRUST PO BOX 984 POCASSET, MA 02559-0984				20.3-69-0				283 MAIN ST			
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
				WING GARY W TRUSTEE OF TH					XX		00927-0022

CLASS	CLASS%	DISC/DEPT STORES		BN ID	BN	CARD	
3220	100			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-157	05/11/2022	3	ALT/RENO	297,844			0 0
18479	06/07/2018	3	ALT/RENO	9,500	04/19/2019	RP	100 100
5488	07/21/2005	7	SIGN	5,000	10/16/2008	JB	100 100
3850	11/19/2003	7	SIGN	3,000	04/19/2019	RP	100 100
03774	10/28/2003	3	ALT/RENO	4,850	09/07/2004	MJ	100 100

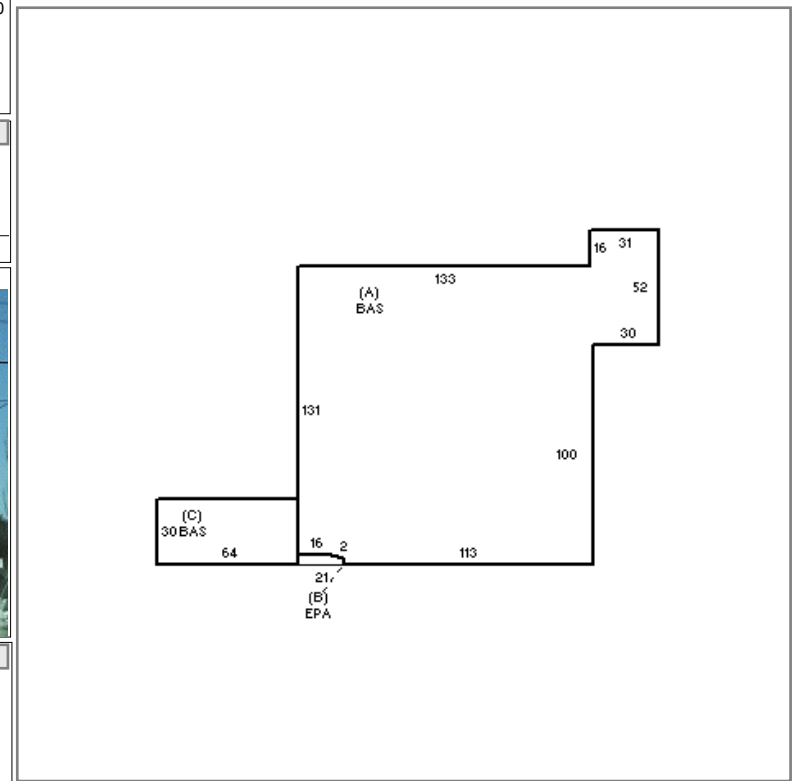
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	64,866	C-4	1.00	100	728,800	1.00	A	1.00	100	1.60	1,085,270
203	A	0.931	C-4	1.00	100	255,200	1.00	A	1.00	100	1.60	237,590

TOTAL	2.420 Acres	ZONING	FRNT	210	ASSESSED	CURRENT	PREVIOUS
Nbhd	BUZZARDS BAY	NOTE	LAND	1,322,900	1,272,100		
Infl1	AVG		BUILDING	1,201,600	1,155,500		
N_Index	AVG		DETACHED	39,400	36,400		
			OTHER	0	0		
			TOTAL	2,563,900	2,464,000		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	70 0.30		80,000	1.20	28,800
SP2	A	1.00	10 0.90 4X14		56	108.70	5,500
LH2	A	1.00	10 0.90		3	1,328.60	3,600
C06	A	1.00	70 0.30		500	10.10	1,500



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/19/2019	RP
MODEL	5		CIM-5	LIST	4/19/2019	RP
STYLE	31	2.23	STORE(SM.RETAIL [91%])	REVIEW		
QUALITY	L	0.82	LOW COST [91%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1956	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	2,071,727
NET AREA	21,622	DETAIL ADJ	2.245	FOUNDATION	2	SLAB	1.00	A	BAS	L	BASE AREA	19,702	1956	95.70	1,885,511		
\$NLA(RCN)	\$96	OVERALL	1.000	EXT. COVER	15	CC - BLOCK	0.98	B	EPA	N	ENCL PORCH	98		25.19	2,469		
				ROOF SHAPE	4	FLAT/SHED	0.98	C	BAS	L	BASE AREA	1,920	1956	95.70	183,747		
				ROOF COVER	11	MEMBRANE	1.02										
				FLOOR COVER	4	ASPH TILE	0.98										
				INT. FINISH	2	DRYWALL	1.00										
				HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
				NAF	0		1.00										

CONDITION ELEM	CD	
EXTERIOR	F	A
INTERIOR	A	A
CDN/APP	A	A
EFF.YR/AGE	1971 / 51	
COND	42	42 %
FUNC	0	
ECON	0	
DEPR	42	% GD 58
RCNLD	\$1,201,600	