Key: 8157

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,320

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WONG THOMAS E & WENDY J WONG TR WONG NOMINEE TR 30 OAK STREET NEEDHAM, MA 02492	38.3-185-0	93 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WONG THOMAS E & WENDY J	04/09/2014	F	1	28076-215
WONG THOMAS ETUX	04/09/2014	F	1	28076-204
WONG WENDY TR OF THE	05/29/2008	F	1	22942-70

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	%
930328	06/26/1993	3	ALT/RENO	4,500	12/01/1994	JS	100	100

LAND

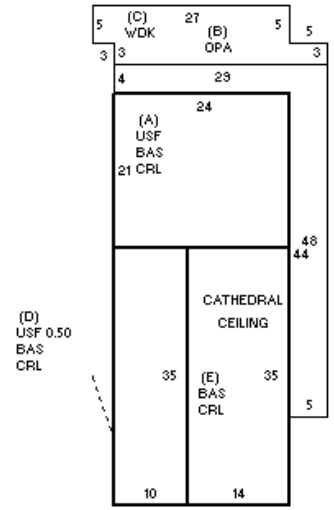
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,816	11 1.00	100 1.00	100 1.00	589,250	3.92	A 1.00	BA+ 2.50			414,720

TOTAL	7,797 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	414,700	323,000
BUILDING	344,900	305,300
DETACHED	12,200	11,600
OTHER	0	0
TOTAL	**771,800**	**639,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	20 X 20		400	40.60	12,200

PHOTO 07/12/2001

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2001	TL
LIST	7/12/2001	TL
REVIEW	7/12/2001	TL

YEAR BLT	1987	SIZE ADJ	1.005
NET AREA	2,023	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	CRL	N	BSMT CRAWL	1,344		20.51	27,562
+	BAS	L	BASE AREA	1,344	1987	216.22	290,601
+	USF	L	UPPER STORY FIN	679	1987	125.07	84,921
B	OPA	N	OPEN PORCH	336		67.69	22,745
C	WDK	N	WOOD DECK	222		29.79	6,614
	FIX	O	XTRA FIXTURES	4		2,449.40	9,798

TOTAL RCN	442,240

CONDITION ELEM	CD
EXTERIOR	A
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		$344,900