

Key: 8167

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.329

LEG  
AL

CURRENT OWNER				PARCEL ID				LOCATION			
TRUE SEAN D & ESTHER M WHEELER 4 RETROP RD NATICK, MA 01760-3607				38.3-196-0				53 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TRUE SEAN D &				10/05/1989	XX			6909-194			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC LAND WITH IMPROV					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

L  
A  
N  
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
300	A	3.030	11	1.00	100	1.00	100	1.00	24,450	1.00	ML 0.60	BA+ 2.50	74,080

TOTAL	3.030 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N SWAMP O UNBUILDABLE DUE TO ENVIRONMENTAL T CONSTRAINTS E	LAND	74,100	57,600			
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	8,500	8,100			
			OTHER	0	0			
			TOTAL	82,600	65,700			

D  
E  
T  
A  
C  
H  
E  
D

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
FBN	L	0.90 P	0.40 20X26		720	29.67	8,500	

B  
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N  
G

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
CAPACITY			UNITS	ADJ																
																		EFF.YR/AGE		
																		COND		
																		FUNC		
																		ECON		
																		DEPR	% GD	
																		RCNLD		