Key: 8205

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,364

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOWNE WILLIAM C TRS WILLIAM C TOWNE LIVING TRUST PO BOX 617 POCASSET, MA 02559	38.3-235-3	30 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOWNE WILLIAM C TRS WILLI	11/27/2018	F	1	31688-292
TOWNE WILLIAM C	12/29/2014	F	1	28600-164
TOWNE WILLIAM C TR	12/29/2014	F	1	28600-161

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	%
		12	CYCLICAL		03/06/2018	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
300	A	0.486	11 1.00	100 1.00	100 1.00	65,200	1.00	A 1.00	REX 4.00			31,690

TOTAL	21,170 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: adjacent to hse lot;parcel 235.3 is unbld;Chapter 91 License # 77-18 & 77-18A interim expires 2025;share 26 Wings Neck Rd / marshlands

ASSESSED	CURRENT	PREVIOUS
LAND	31,700	28,000
BUILDING	0	0
DETACHED	77,600	73,900
OTHER	0	0
TOTAL	**109,300**	**101,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	A 1.00	10 0.90	2X26+6X30+6X		412	181.20	67,200
FLD	A 1.00	10 0.90	20X6		120	60.40	6,500
FLD	A 1.00	10 0.90	6X12		72	60.40	3,900

PHOTO

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			

MEASURE	
LIST	
REVIEW	

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
$NLA(RCN)		OVERALL	

CAPACITY	UNITS	ADJ

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