

Key: 8736

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.909

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CURRENT OWNER				PARCEL ID				LOCATION			
BROWN DANIEL C C/O WELCH & FORBES 45 SCHOOL ST 5TH FLR BOSTON, MA 02108				41.0-1-1				476 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BROWN DANIEL C BROWN WILLIAM J JR				05/04/2012	F XX	1	26308-57 3878-29				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEVELOPABLE LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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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	1,414,200	0.64	20	0.80	WNS	7.50		1,674,960
300	A	0.163	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		19,930

TOTAL	2.000 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	WINGS NCK	N O T E					LAND	1,694,900	1,500,000
Infl1	AVG		BUILDING	0	0				
N_Index	AVG		DETACHED	0	0				
			OTHER	0	0				
			TOTAL	1,694,900	1,500,000				

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