

Key: 8738

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.911

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KINNEVY KATHLEEN & PAUL WEINER				41.0-3-0				460 WINGS NECK RD				
TRS KINNEVY WEINER NOM TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
460 WINGS NECK RD				KINNEVY KATHLEEN & PAUL W				01/22/2019	F	100	31794-173	
POCASSET, MA 02559				WEINER PAUL S ETUX				01/07/2011	H	1,200,000	25163-310	
				WERDEN VIRGINIA TRUSTEE O				12/27/2010	F		25125-101	

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	%
EXB-23-127	03/03/2023	14	SOLAR	20,100			100	100
19277	04/10/2019	3	ALT/RENO	65,000	03/05/2020	TL	100	100
19246	04/03/2019	5	DEMOLITIONS	13,000	03/05/2020	TL	100	100
12479	07/16/2012	1	NEW CONSTRUCT	500,000	04/10/2014	TL	100	100
12359	06/05/2012	3	ALT/RENO	10,000	04/10/2014	TL	100	100

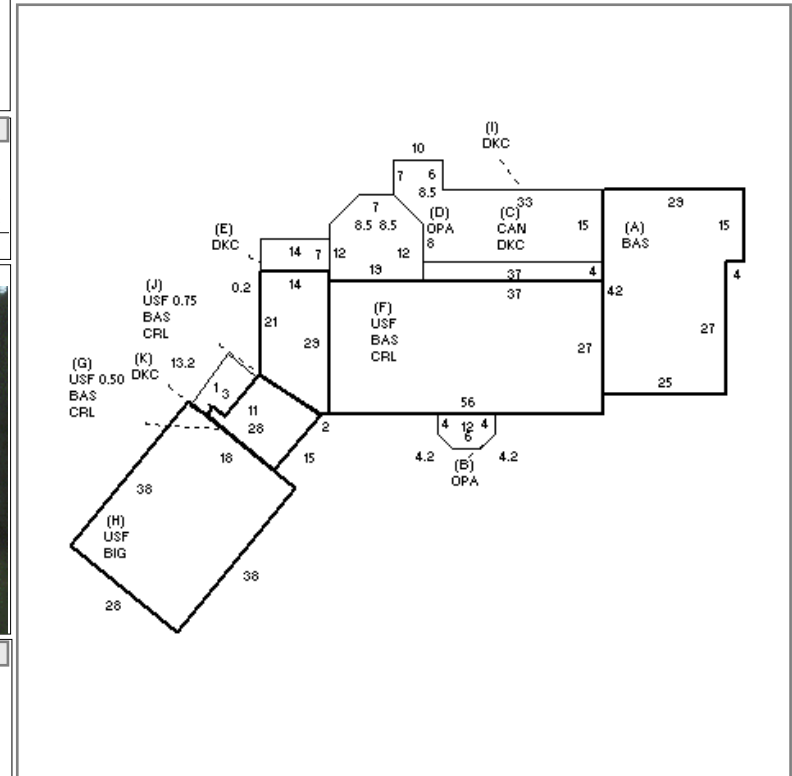
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	76,230	12	1.00	100	1.00	1.00	1,767,750	0.66	A	1.00	WNS 7.50	2,049,180

TOTAL	1.750 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE	LAND	2,049,200	1,813,600			
Infl1	AVG		BUILDING	1,429,100	1,264,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	3,478,300	3,078,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8 X 10		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/5/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/5/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1959	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,429,138	
NET AREA	6,156	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	1,110	1959	230.41	255,750	CONDITION ELEM	CD	
\$NLA(RCN)	\$232	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	OPA	N	OPEN PORCH	381		82.46	31,418	EXTERIOR	A	
				ROOF SHAPE	3	GAMBREL	1.00	+	DKC	N	DECK-COMPOSITE	971		86.07	83,577	INTERIOR	G	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CAN	N	CANOPY	148		17.20	2,546	KITCHEN	A	
				FLOOR COVER	1	HARDWOOD	1.02	+	CR L	N	BSMT CRAWL	2,090		22.47	46,960	BATHS	A	
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	2,090	2012	230.41	481,548	HEAT	U	
				HEATING/COOLING	9	WARM-COOL AIR	1.03	+	USF	L	UPPER STORY FIN	2,956	2012	121.40	358,850	ELECT	U	
				FUEL SOURCE	2	GAS	1.00	H	BIG	N	BUILT-IN GARAGE	1,064		98.07	104,349			
				USE	0		1.00		F21	O	FPL 2S 1OP	1		12,342.90	12,343			
									FIX	O	XTRA FIXTURES	15		2,983.92	44,759			
									KIT	O	EXTRA KITCHEN	1		7,038.10	7,038			
																EFF.YR/AGE	2021 / 1	
																COND	1 1 %	
																FUNC	0	
																ECON	0	
																DEPR	0 % GD 100	
																RCNLD	\$1,429,100	