

Key: 8744

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.918

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCKNIGHT ROBERT H ANDREA B MCKNIGHT 7765 CALLE FACIL SARASOTA, FL 34238				41.0-9-0				410 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCKNIGHT ROBERT H ROBBINS MARY LOUISE				09/19/2019	QS XX	1,500,000	32310-99 1264-62				

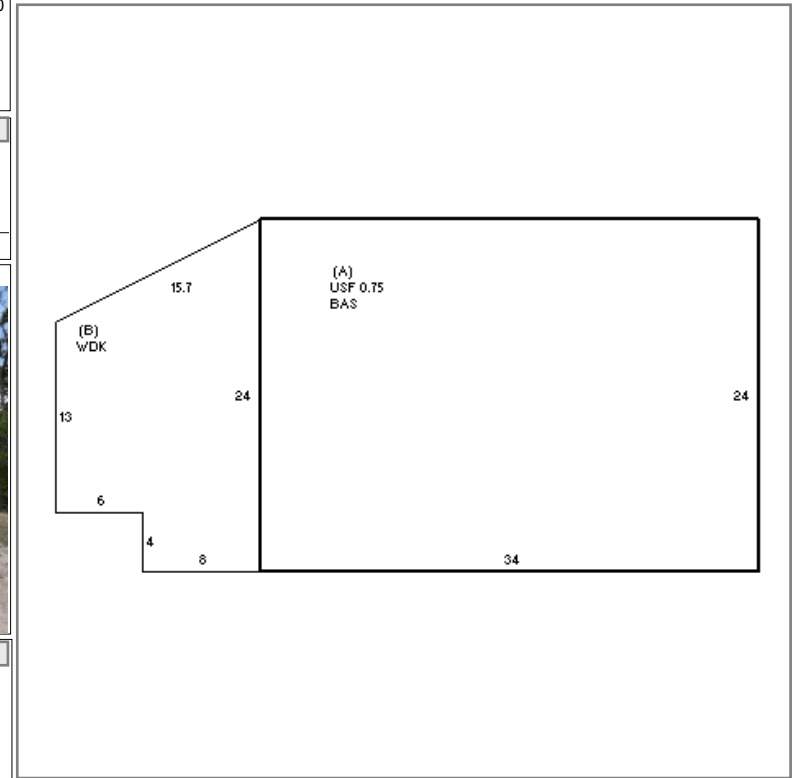
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-23-128	05/02/2023	4	DETACH.STRUC	175,000	06/23/2023	SL	10 0
EXB-20-193	08/17/2020	3	ALT/RENO	7,000	04/07/2021	TL	100 100
H89	04/17/2020	3	ALT/RENO		04/07/2021		100 100
20285	03/26/2020	3	ALT/RENO	35,000	04/07/2021	TL	100 100

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	1,343,490	0.64	A	1.00	WNE	5.70		1,591,220
300	A	3.263	12	1.00	100	1.00	100	1.00	92,910	1.00	A	1.00	WNE	5.70		303,170

TOTAL	5.100 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	fy20 review for waterfront, 10/19 BC; lpi adj to WNE view (not immed waterfront)				LAND	1,894,400	1,676,100	
Infl1	AVG					BUILDING	258,200	228,500	
N_Index	AVG					DETACHED	3,600	3,400	
						OTHER	0	0	
						TOTAL	2,156,200	1,908,000	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	A	1.00	30 0.70	12 X 22	264	8.50	1,600
SHF	A	1.00	30 0.70	8 X 22	176	15.95	2,000

PHOTO 04/07/2021



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2018	KT
MODEL	1		RESIDENTIAL	LIST	4/7/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/23/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1959	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	280,614		
NET AREA	1,428	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	816	1959	230.36	187,976	CONDITION ELEM CD			
\$NLA(RCN)	\$197	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	612	1959	126.31	77,303	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	263		30.08	7,912	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	3		2,473.97	7,422	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	G		
				INT. FINISH	2	DRYWALL	1.00									HEAT	U		
				HEATING/COOLING	11	HT WATER CL AIR	1.05									ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
CAPACITY				UNITS	ADJ													EFF.YR/AGE	2011 / 11
STORIES	1.75	1.00													COND	8 8 %			
ROOMS	3	1.00													FUNC	0 uc			
BEDROOMS	1	1.00													ECON	0			
BATHROOMS	1	1.00													DEPR	8 % GD 92			
FIXTURES	8	1.00													RCNLD	\$258,200			
GARAGE CAPACITY	0	1.00																	
% BSMT FINISH	0	1.00																	
# OF HALF BATHS	1	1.00																	
# OF UNITS	1	1.00																	