

Key: 8745

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.919

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WINGS NECK TRUST PO BOX 3017 POCASSET, MA 02559-3342				41.0-10-0				398 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINGS NECK TRUST				05/22/1902	XX		255-358				

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

LAND

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	1,767,750	0.64	CR	1.00	WNS	7.50		2,093,700
300	A	1,833	12	1.00	100	1.00	100	1.00	122,250	1.00	CR	1.00	WNS	7.50		224,080

* -- Value totals adjusted by value credit.

TOTAL

TOTAL	3.670 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N O T E	CONSERVATION RESTRICTIONS FOR 25 YEARS, EXP 5/11/2037;bk 24955 pg 313			LAND	579,450	512,720
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	579,450	512,720	

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL STYLE				LIST		
QUALITY FRAME				REVIEW		

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	