

Key: 8747

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.921

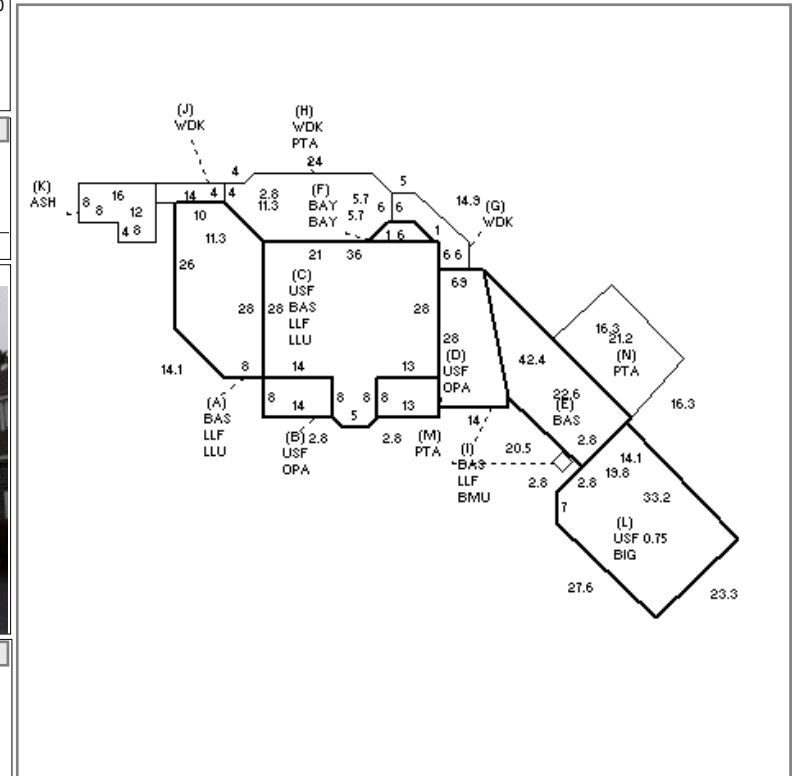
LEG  
AL  
LAND

CURRENT OWNER		PARCEL ID		LOCATION												
WYNN CHARLENE 461 WINGS NECK RD POCASSET, MA 02559		41.0-12-0		461 WINGS NECK RD												
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)											
WYNN CHARLENE		10/24/2022	F	1 35440-224												
WYNN ELAINE M TR OF		09/03/2002	F	15545-195												
WYNN THOMAS J ETUX		09/03/2002	F	15545-186												
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	A	1.00	WNS	7.50		2,093,700
300	A	0.663	12	1.00	100	1.00	100	1.00	122,250	1.00	A	1.00	WNS	7.50		81,050

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 %
0000	03/02/2016	12	CYCLICAL		03/02/2016		100 100
990726	11/22/1999	3	ALT/RENO	40,000	10/20/2000	DB	100 100
990670	11/04/1999	4	DETACH.STRUC	30,000	10/20/2000	DB	100 100

LAND

TOTAL	2.500 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE				LAND	2,174,800	1,924,600
Infl1	AVG					BUILDING	1,640,800	1,470,700
N_Index	AVG					DETACHED	42,200	53,000
						OTHER	0	0
						<b>TOTAL</b>	<b>3,857,800</b>	<b>3,448,300</b>



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/30/2019
IPG	A	1.00	50 0.50		653	26.10	8,500		
GFU	E	1.90	50 0.50	24 X 36	1999	78.09	33,700		

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/15/2019	RP
MODEL	1		RESIDENTIAL	LIST	3/15/2019	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	3/15/2019	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	6,409	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,660		68.91	114,395
\$NLA(RCN)	\$328	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	LLF	L	LOWER LEVEL FIN	1,987	1988	117.28	233,033
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	216		132.44	28,607
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,895	1988	233.97	443,372
				FLOOR COVER	3	W/W CARPET	1.00	+	BAS	L	BASE AREA	2,447	1988	370.05	905,521
				INT. FINISH	2	DRYWALL	1.00	F	BAY	L	BAY/WINDOW	80	1988	407.55	32,604
				HEATING/COOLING	8	HEAT PUMP	1.04	+	WDK	N	WOOD DECK	583		48.07	28,024
				FUEL SOURCE	3	ELECTRIC	1.00	+	PTA	N	PATIO	779		30.60	23,836
				USE	0		1.00	I	BMU	N	BSMT UNFINISHED	327		138.14	45,172
								K	ASH	N	ATT SHED	160		50.66	8,106
								L	BIG	N	BUILT-IN GARAGE	780		165.96	129,452
									F21	O	FPL 2S 1OP	1		19,823.80	19,824
									FIX	O	XTRA FIXTURES	11		4,792.54	52,718
									JAC	O	JACUZZI	1		27,634.90	27,635
									KIT	O	EXTRA KITCHEN	1		11,303.80	11,304

TOTAL RCN	2,103,602	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 1997 / 25		
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD	\$1,640,800	