

Key: 8796

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.976

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CURRENT OWNER				PARCEL ID				LOCATION			
WINGS NECK TRUST PO BOX 3017 POCASSET, MA 02559-3342				42.0-39-0				150 NORTH 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	
1060	100	ACC LAND WITH IMPROV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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A  
N  
D

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	DCK 1.00	100 1.00	1,767,750	0.64	A	1.00	WNS 7.50	2,093,700
200	A	1,836	12	1.00	100 1.00	100 1.00	706,500	1.00	A	1.00	WNS 7.50	1,297,130
300	A	1,543	12	1.00	100 1.00	100 1.00	122,250	1.00	A	1.00	WNS 7.50	188,630
300	A	3,964	12	1.00	100 1.00	100 1.00	73,350	1.00	ML	0.60	WNS 7.50	290,760

\* -- Value totals adjusted by value credit.

TOTAL	9.180 Acres	ZONING	2	FRNT	1,120	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N O T E Conservation Restriction for 25 years; expires 5/11/2037; bk 24955 pg 131; Chapter 91 License for Stone Groin #1-4 and pier #5-7 held in perpetuity	LAND	967,550	856,220			
Infl1	DOCK		BUILDING	0	0			
N_Index	AVG		DETACHED	57,770	55,050			
			OTHER	0	0			
			TOTAL	1,025,320	911,270			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90		400	344.28	123,900
PPD	E	1.90	10 0.90		250	344.28	77,500
FLD	E	1.90	10 0.90	12 X 24	288	114.76	29,700



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	1/23/2020	RP
MODEL	1		RESIDENTIAL	LIST	1/23/2020	EST
STYLE	0	1.00	[100%]	REVIEW	1/23/2020	RP
QUALITY		1.00	[100%]			
FRAME		1.00	[100%]			

YEAR BLT	0	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	0	DETAIL ADJ	1.000	FOUNDATION	0		1.00
\$NLA(RCN)	\$0	OVERALL	1.000	EXT COVER	0		1.00
CAPACITY				ROOF SHAPE	0		1.00
STORIES	0		1.00	ROOF COVER	0		1.00
ROOMS	0		1.00	FLOOR COVER	0		1.00
BEDROOMS	0		1.00	INT. FINISH	0		1.00
BATHROOMS	0		1.00	HEATING/COOLING	0		1.00
FIXTURES	0		1.00	FUEL SOURCE	0		1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	0		1.00				
# OF UNITS	0		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	0
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	
EFF.YR/AGE	0 / 0
COND	0 0 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$0