Key: 8806

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,990

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINGS NECK TRUST **PO BOX 3017** **POCASSET, MA 02559-3342**	**42.0-48-0**	**344 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	659,960	0.64	A	1.00	WNA	2.80			781,650
200	A	3.672	12	1.00	100	1.00	100	1.00	263,760	1.00	A	1.00	WNA	2.80			968,530
300	A	3.671	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80			167,540

* -- Value totals adjusted by value credit.

TOTAL	9.180 Acres	ZONING	2	FRNT	0

Nbhd	WINGS NCK
Infl1	AVG
N_Index	AVG

NOTE: 1 Prime lotT;4 Secondary Lots
Conversation Restriction 25 years, exrpires 5/11/2037 bk 24955 pg 313

ASSESSED	CURRENT	PREVIOUS
LAND	479,420	424,320
BUILDING	0	0
DETACHED	0	0
OTHER	0	0
TOTAL	**479,420**	**424,320**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO

BUILDING

BUILDING	CD	ADJ	DESC
MODEL			
STYLE			
QUALITY			
FRAME			

MEASURE		
LIST		
REVIEW		

BLDG COMMENTS

YEAR BLT		SIZE ADJ	
NET AREA		DETAIL ADJ	
$NLA(RCN)		OVERALL	

CAPACITY	UNITS	ADJ

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