

Key: 8808

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.992

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
WOTKA THOMAS N PO BOX 666 POCASSET, MA 02559				42.0-50-0				320 WINGS NECK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WOTKA THOMAS N				01/31/2012	QS	535,000	26046-63					
WOOD ORRIN G JR & JOAN P				01/08/2002	F	14675-344	14675-344					
WOOD ORRIN G JR &					XX	01446-0700	01446-0700					
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	1.00	WNA	2.80	781,650
300	A	0.065	12	1.00	100	1.00	100	1.00	1.00	WNA	2.80	2,970

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	%
16344	05/03/2016	4	DETACH.STRUC	48,700	05/01/2018	TL	100	100
151030	11/06/2015	2	ADDITIONS	346,981			100	100
15758	08/28/2015	3	ALT/RENO	6,000			100	100
910146	04/18/1991	9	DECK	6,000	03/01/1992	HS	100	100

LAND

TOTAL	1.902 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE no view of water	LAND	784,600	694,400			
Infl1	AVG		BUILDING	373,400	330,400			
N_Index	AVG		DETACHED	12,100	11,400			
			OTHER	0	0			
			TOTAL	1,170,100	1,036,200			

DE  
TAC  
HE  
D

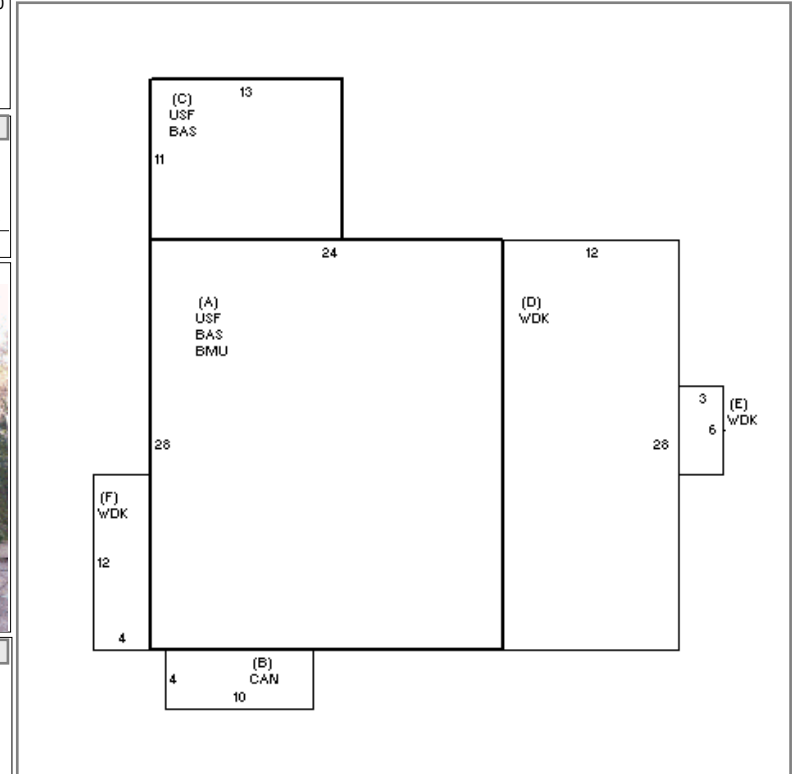
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A	1.00	10 0.90 12 X 22	2016	264	18.30	4,300
CPD	S	3.00	10 0.90 13 X 17		221	26.01	5,200
SHF	G	1.20	10 0.90 9 X 16		144	19.71	2,600
SHF	G	1.20	10 0.90 7 X 9			0.00	



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BUILDING	CD	ADJ	DESC	MEASURE	6/26/2018	TL
MODEL	1		RESIDENTIAL	LIST	10/20/2016	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/26/2018	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1970	SIZE ADJ	1.010
NET AREA	1,630	DETAIL ADJ	1.000
\$NLA(RCN)	\$244	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	672		59.83	40,209
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	672	1970	257.77	173,222
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	672	1970	139.93	94,034
ROOF COVER	9	OTHER	1.00	B	CAN	N	CANOPY	40		17.74	710
FLOOR COVER	2	SOFTWOOD	1.02	C	BAS	L	BASE AREA	143	2016	257.77	36,862
INT. FINISH	2	DRYWALL	1.00	C	USF	L	UPPER STORY FIN	143	2016	139.93	20,010
HEATING/COOLING	9	WARM-COOL AIR	1.03	+	WDK	N	WOOD DECK	402		27.77	11,162
FUEL SOURCE	2	GAS	1.00	WDK	N	WOOD DECK	64		69.77	4,465	
USE	0		1.00	FIX	O	XTRA FIXTURES	6		2,768.28	16,610	

TOTAL RCN	397,283	
CONDITION ELEM		CD
EXTERIOR		G
INTERIOR		G
KITCHEN		G
BATHS		A
HEAT		U
ELECT		U
EFF.YR/AGE	2013 / 9	
COND	6	6 %
FUNC	0	
ECON	0	
DEPR	6	% GD 94
RCNLD	\$373,400	