

Key: 8813

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.998

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WINGS NECK TRUST PO BOX 3017 POCASSET, MA 02559-3342				42.0-54-0				286 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINGS NECK TRUST				09/23/1970	XX		1485-249				

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	CR	1.00	WNA	2.80		781,650
300	A	1,283	12	1.00	100	1.00	100	1.00	45,640	1.00	CR	1.00	WNA	2.80		58,560

\* -- Value totals adjusted by value credit.

DETACHED

TOTAL	3.120 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N O T E	1 prime lot Conservation Restriction 25 years expires 5/11/2037;bk 24955 pg 313			LAND	210,050	185,870
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
					TOTAL	210,050	185,870	

BUILDING

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

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL				LIST		
STYLE				REVIEW		
QUALITY						
FRAME						

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	