

Key: **8814**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.999

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
WINGS NECK TRUST PO BOX 3017 POCASSET, MA 02559-3342				42.0-55-0				300 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	44,500	12	1.00	100	1.00	100	1.00	659,960	0.93	CR	1.00	WNA	2.80			625,660

* -- Value totals adjusted by value credit.

DETACHED

TOTAL	1.022 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N O T E Conservation Restriction 25 years, expires 5/11/2037;bk 24955 pg 313 81P approval via Planning Board 9/02	LAND	156,420	138,420			
Infl1	AVG		BUILDING	0	0			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	156,420	138,420			

BUILDING

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

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL STYLE				LIST		
QUALITY FRAME				REVIEW		

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	