

Key: 8815

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.000

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CURRENT OWNER				PARCEL ID				LOCATION			
WINGS NECK TRUST PO BOX 3017 POCASSET, MA 02559-3342				42.0-56-0				0 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	%

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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
200	A	1,836	12	1.00	100	1.00	100	1.00	263,760	1.00	CR	1.00	WNA	2.80		484,260
300	A	0,977	12	1.00	100	1.00	100	1.00	45,640	1.00	CR	1.00	WNA	2.80		44,590

\* -- Value totals adjusted by value credit.

TOTAL	4.650 Acres	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N	two roads	LAND		327,620	289,970	
Infl1	AVG	O	Conservation Restriction for 25 years, expires	BUILDING		0	0	
N_Index	AVG	T	5/11/2037;bk 24955 pg 131	DETACHED		0	0	
		E		OTHER		0	0	
				TOTAL		327,620	289,970	

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

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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	