

Key: 8820

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.007

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CURRENT OWNER				PARCEL ID				LOCATION			
WOTKA SARAH M 307 WING'S NECK REALTY TRUST PO BOX 264 POCASSET, MA 02559				42.0-60-0				307 WINGS NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WOTKA SARAH M				09/15/2005	O	950,000	20262-292				
PIERCE ERIC V & LEE PIERC				12/23/1988	XX		6569-063				

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	%
06432	07/12/2006	1	NEW CONSTRUC	250,000	09/17/2007	TL	100	100

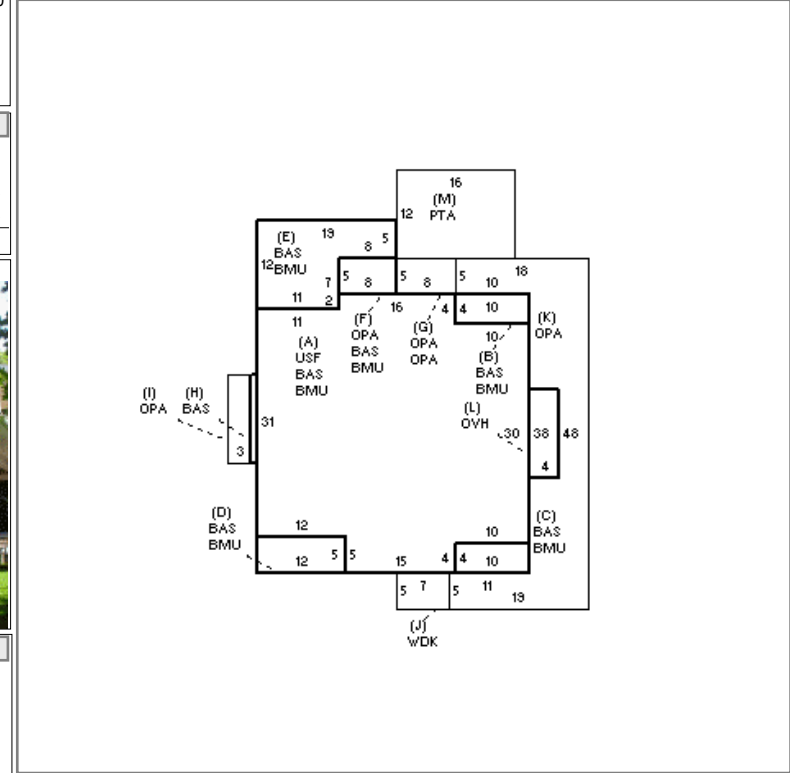
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	80,000	12	1.00	100	1.00	100	1.00	659,960	0.64	A	1.00	WNA	2.80		781,650
300	A	1,223	12	1.00	100	1.00	100	1.00	45,640	1.00	A	1.00	WNA	2.80		55,820

TOTAL	3.060 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK		NOTE				LAND	837,500	741,100
Infl1	AVG			BUILDING	625,600	559,800			
N_Index	AVG			DETACHED	1,900	1,800			
						OTHER	0	0	
						TOTAL	1,465,000	1,302,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CPD	L	0.90	A 0.75	14 X 24	336	7.50	1,900
SHF	A	1.00	A 0.75	5 X 15		0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/18/2018	BC
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/18/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2006	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	710,868
NET AREA	2,900	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,596		41.12	65,620		
\$NLA(RCN)	\$245	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,244	2006	133.81	166,455		
				ROOF SHAPE	3	GAMBREL	1.00	+	OPA	N	OPEN PORCH	645		75.74	48,855		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,608	2006	232.38	373,661		
				FLOOR COVER	1	HARDWOOD	1.02	J	WDK	N	WOOD DECK	35		81.60	2,856		
				INT. FINISH	2	DRYWALL	1.00	L	OVH	L	OVERHANG	48	2006	233.08	11,188		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	M	PTA	N	PATIO	192		18.17	3,488		
				FUEL SOURCE	2	GAS	1.00	F	F21	O	FPL 2S 1OP	1		11,337.20	11,337		
				USE	0		1.00		FIX	O	XTRA FIXTURES	10		2,740.80	27,408		
																CONDITION ELEM	CD
																EXTERIOR	A
																INTERIOR	A
																KITCHEN	A
																BATHS	A
																HEAT	A
																ELECT	A
																EFF.YR/AGE	2007 / 15
																COND	12 12 %
																FUNC	0
																ECON	0
																DEPR	12 % GD 88
																RCNLD	\$625,600