

Key: 8838

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.030

LEGAL

LAND

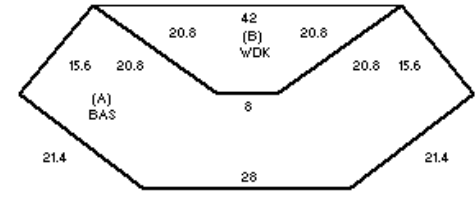
CURRENT OWNER				PARCEL ID				LOCATION					
WINGS NECK TRUST PO BOX 3017 POCASSET, MA 02559-3342				42.0-75-0				99-101 SOUTH RD					
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)					
WINGS NECK TRUST				05/22/1902	XX			255-358					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	80,000	12	1.00	DCK 1.00	100	1.00	1,767,750	0.64	A	1.00	WNS 7.50	2,093,700
300	A	3,441	12	1.00	100	1.00	100	73,350	1.00	ML	0.60	WNS 7.50	252,400
300	A	1,422	12	1.00	100	1.00	100	122,250	1.00	A	1.00	WNS 7.50	173,840

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1060	100	ACC LAND WITH IMPROV				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19681	07/29/2019	13	OTHER	1,500			100	100
18415	05/17/2018	3	ALT/RENO		03/05/2020	TL	100	100
		12	CYCLICAL		01/18/2017		100	100
14636	07/31/2014	4	DETACH.STRUC	600	09/03/2014		100	100
11442	08/01/2011	4	DETACH.STRUC	1,000	12/21/2011		100	100

* -- Value totals adjusted by value credit.

TOTAL	6.700 Acres		ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK						LAND	629,970	557,370
Infl1	DOCK						BUILDING	28,200	24,950
N_Index	AVG						DETACHED	91,150	86,820
							OTHER	0	0
							TOTAL	749,320	669,140

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PPD	E	1.90	10 0.90	5X29	145	344.28	44,900
PPD	E	1.90	10 0.90	5X48	240	344.28	74,400
PPD	E	1.90	10 0.90	5X128	625	344.28	193,700
FLD	E	1.90	10 0.90	5X100	500	114.76	51,600



BUILDING	CD	ADJ	DESC	MEASURE	3/5/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/5/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

DETACHED

BUILDING

YEAR BLT	1900	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	161,103
NET AREA	909	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	909	1900	169.91	154,446		
\$NLA(RCN)	\$177	OVERALL	0.840	EXT COVER	1	WOOD SHINGLE	1.02	B	WDK	N	WOOD DECK	300		22.19	6,657		
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00										
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00										
ROOMS	1	1.00		FLOOR COVER	1	HARDWOOD	1.02										
BEDROOMS	0	1.00		INT. FINISH	5	OTHER	1.00										
BATHROOMS	0	1.00		HEATING/COOLING	13	NONE	0.80										
FIXTURES	3	1.00		FUEL SOURCE	8	NONE	1.00										
GARAGE CAPACITY	0	1.00		USE	0		1.00										
% BSMT FINISH	0	1.00															
# OF HALF BATHS	1	1.00															
# OF UNITS	1	1.00															
EFF.YR/AGE 1989 / 33																	
COND	30	30 %															
FUNC	0																
ECON	0																
DEPR	30	% GD	70														
RCNLD																\$112,800	

CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	
ELECT	O