Key: 1112

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,120

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORR VIRGINIA G 2 WINCHESTER AVE BUZZARDS BAY, MA 02532-2355	6.0-192-0	2 WINCHESTER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORR VIRGINIA G	10/31/1994	QS	92,500	9425-252
STANSBURY WILLIAM T	04/15/1992	QS	93,795	N/A-N/A

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	%
05308	05/16/2005	3	ALT/RENO	6,000	08/23/2007	DB	100	100
960387	08/16/1996	3	ALT/RENO	11,000	07/10/1997	JC	100	100
920061	02/18/1992	1	NEW CONSTRUC	24,500	01/20/1993	JS	100	100

LAND

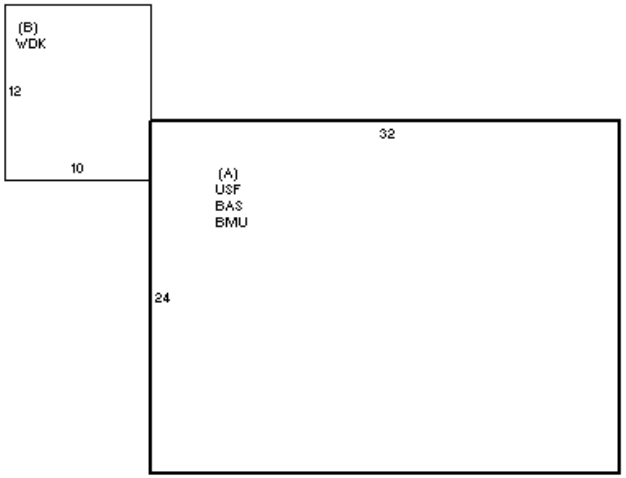
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,001	3 1.00	100 1.00	100 1.00	212,130	1.71	A 1.00	R05 0.90			166,510

TOTAL	19,994 SF	ZONING	2	FRNT	177

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Winston

ASSESSED	CURRENT	PREVIOUS
LAND	166,500	163,700
BUILDING	239,300	211,800
DETACHED	0	0
OTHER	0	0
TOTAL	**405,800**	**375,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	10 0.90	8X10			0.00	

PHOTO 02/27/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/26/2018	TL
LIST	2/26/2018	EST
REVIEW	7/2/2018	DB

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		48.35	37,134
A	BAS	L	BASE AREA	768	1992	216.67	166,402
A	USF	L	UPPER STORY FIN	768	1992	114.21	87,716
B	WDK	N	WOOD DECK	120		41.51	4,981
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN 302,944

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

EFF.YR/AGE 1998 / 24

COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79

RCNLD $239,300