

Key: 1113

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.121

LEGALS

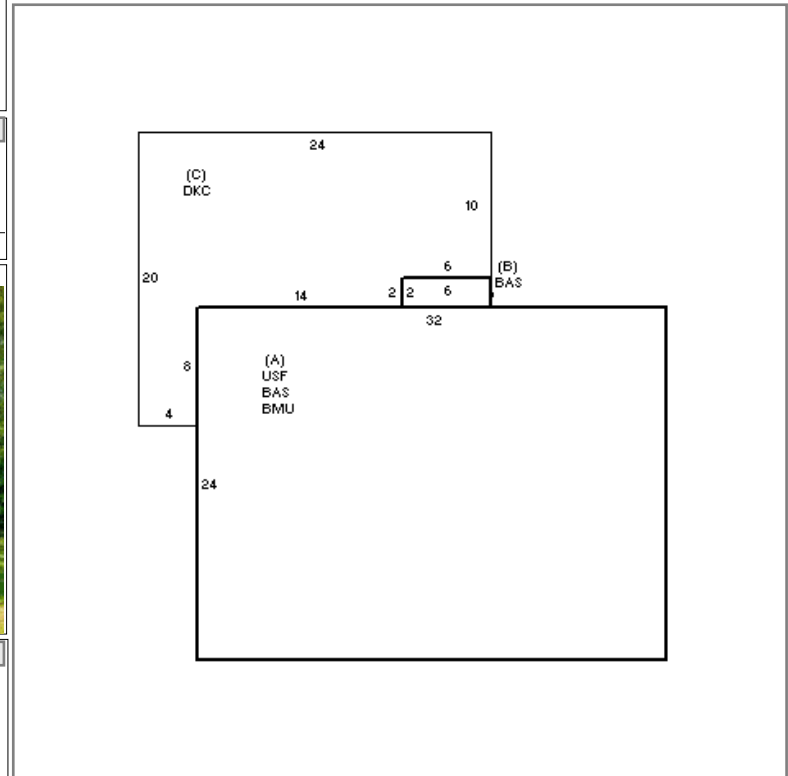
CURRENT OWNER										PARCEL ID					LOCATION				
WILDMAN CARL & REBECCA WILDMAN 21 WINSTON AVE BOURNE, MA 02532										6.0-193-0					21 WINSTON AVE				
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)						
										10/08/2021	QS	467,650	34555-62						
										04/30/2012	QS	240,000	26294-116						
										04/08/1992	QS	95,485	07996-00127						

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	%
EXB-23-314	05/23/2023	15	INSULATE/WEA	2,130				
910484	10/16/1991	1	NEW CONSTRUC	24,000	08/25/1993	CP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE									
100	S	22,997	3	1.00	100	1.00	100	1.00	212,130	1.52	A	1.00	R05	0.90							170,740

DETACHED



TOTAL	23,000 SF	ZONING	2	FRNT	117	ASSESSED		CURRENT	170,700	PREVIOUS	167,900
Nbhd	BDALE	NOTE		LAND		308,600		273,000			
Infl1	AVG		BUILDING		0		0				
N_Index	AVG		DETACHED		0		0				
			OTHER		0		0				
			TOTAL		479,300		440,900				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/16/2022
SHF	A	1.00	10 0.90 8 X 10			0.00			

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/2/2020	TL
MODEL	1		RESIDENTIAL	LIST	7/17/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/2/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	363.072
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		49.28	37,848	CONDITION ELEM	CD
\$NLA(RCN)	\$235	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	768	1991	116.41	89,403	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	+	BAS	L	BASE AREA	780	1991	220.84	172,252	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	DKC	N	DECK-COMPOSITE	308		67.22	20,704	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	BMF	N	BSMT FINISH	768		46.91	36,025	BATHS	G	
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	3		2,280.03	6,840	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02								ELECT	A	
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$308,600