

Key: 1114

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.122

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION		
LENAHAN TIMOTHY W & PATRICIA A LENAHAN		6.0-194-0		23 WINSTON AVE		
23 WINSTON AVE		TRANSFER HISTORY		DOS	T	SALE PRICE
BUZZARDS BAY, MA 02532-2372		LENAHAN TIMOTHY W & FITZPATRICK PAUL D		03/31/1998	QS	126,000
				01/17/1992	QS	92,400
						11324-179
						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 %
EXB-23-169	03/29/2023	3	ALT/RENO	11,825			100 100
940080	03/15/1994	2	ADDITIONS	5,000	01/13/1995	JS	100 100
910553	11/08/1991	1	NEW CONSTRUC	24,000	07/16/1993	CP	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,047	3	1.00	100	1.00	100	1.00	212,130	1.47	A	1.00
									R05	0.90		172,230

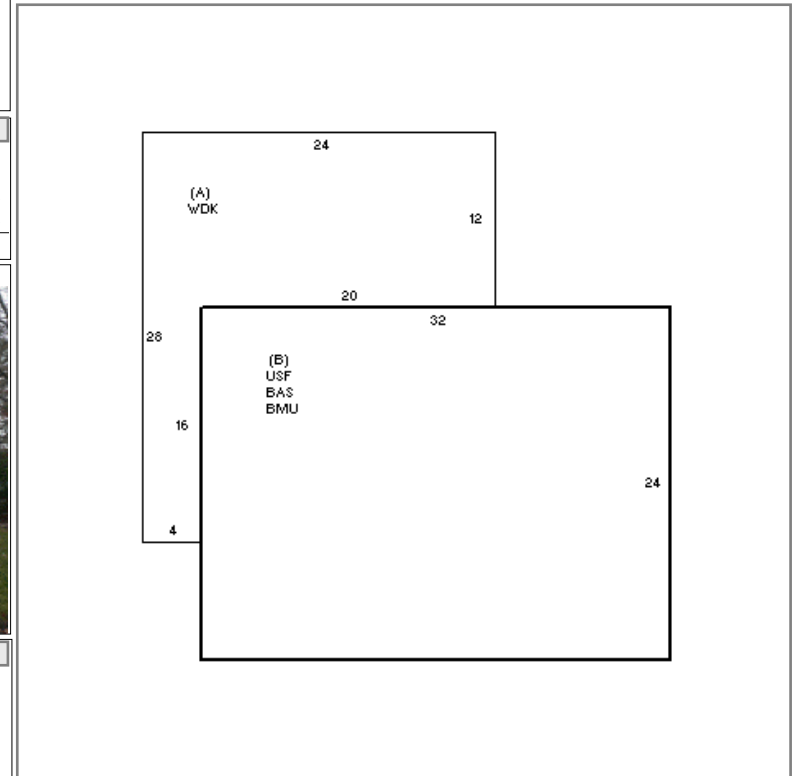
TOTAL	24,045 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	172,200	169,400
Infl1	AVG		LAND	245,200	216,900			
N_Index	AVG		BUILDING	0	0			
			DETACHED	0	0			
					OTHER	0	0	0
					TOTAL	417,400	386,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 6X4			0.00	
SHF	A	1.00	50 0.50 8X6			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/30/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/30/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/30/2022	SL
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
NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	352		22.44	7,898
\$NLA(RCN)	\$202	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	768		48.35	37,134
				ROOF SHAPE	3	GAMBREL	1.00	B	BAS	L	BASE AREA	768	1991	216.67	166,402
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	768	1991	114.21	87,716
				FLOOR COVER	35	WW-VINYL	1.00		FIX	O	XTRA FIXTURES	5		2,236.94	11,185
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								



BLDG COMMENTS	
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TOTAL RCN	310,335
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	\$245,200