Key: 1117

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.125

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GENDRON BRUCE W BRENDA A GENDRON 29 WINSTON AVE BUZZARDS BAY, MA 02532-2372	6.0-197-0	29 WINSTON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GENDRON BRUCE W	03/06/1992	QS	89,900	07907-00254

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-20-288	09/21/2020	3	ALT/RENO	11,843	04/20/2021	TL	100	100
200223	04/14/2000	8	POOL	6,000	09/04/2001	TL	100	100
970347	07/02/1997	2	ADDITIONS	8,000	03/01/1999	JS	100	100
910556	11/08/1991	1	NEW CONSTRUC	24,000	07/16/1993	CP	100	100

LAND

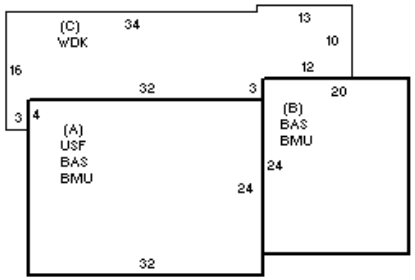
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,224	3 1.00	100 1.00	100 1.00	212,130	1.69	A 1.00	R05 0.90			166,830

TOTAL	20,212 SF	ZONING	2	FRNT	115

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

NOTE

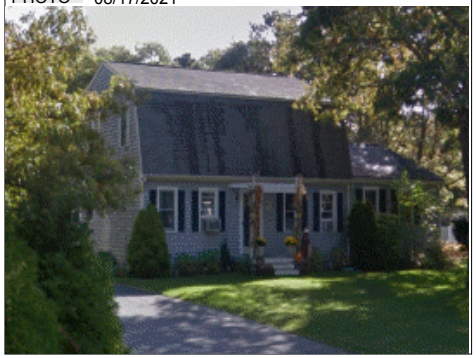
ASSESSED	CURRENT	PREVIOUS
LAND	166,800	164,100
BUILDING	316,600	280,100
DETACHED	2,700	2,600
OTHER	0	0
TOTAL	**486,100**	**446,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A 1.00	10 0.90	15 X 25			0.00	
SHF	A 1.00	A 0.75	8 X 12			0.00	
WDK	A 1.00	A 0.75	EST APO WDK		200	18.30	2,700

PHOTO 08/17/2021



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	8/17/2021	RP
LIST	8/17/2021	EST
REVIEW	8/17/2021	RP

YEAR BLT	1991	SIZE ADJ	1.005
NET AREA	2,016	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	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	1	WOOD SHINGLE	1.02
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
+	BMU	N	BSMT UNFINISHED	1,248		34.03	42,472
+	BAS	L	BASE AREA	1,248	1991	200.26	249,920
A	USF	L	UPPER STORY FIN	768	1991	115.83	88,960
C	WDK	N	WOOD DECK	553		22.75	12,583
	FIX	O	XTRA FIXTURES	3		2,268.73	6,806

TOTAL RCN 400,742

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 $316,600