

Key: 1118

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.126

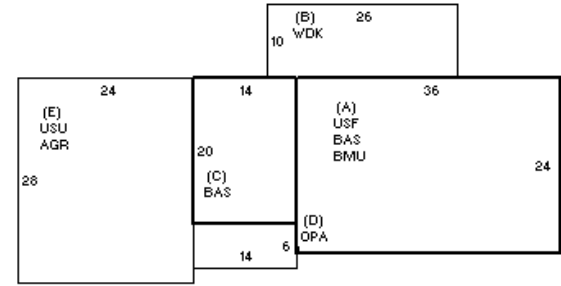
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CURRENT OWNER				PARCEL ID				LOCATION				
DUBOIS ALEX 31 WINSTON AVENUE BOURNE, MA 02532				6.0-198-0				31 WINSTON AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
DUBOIS ALEX				10/11/2018	QS	405,000	()					
ANDERSON MARK W & FIC PROPERTIES				12/16/1991	LS	96,800	7796-145					
				12/16/1991	QS	89,900	N/A-N/A					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,083 3		1.00	100 1.00	212,130	1.70	A	1.00	R05	0.90	166,620

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-21-752	10/14/2021	3	ALT/RENO		01/26/2022		100 100
19218	03/27/2019	3	ALT/RENO	5,111			100 100
10288	06/01/2010	15	INSULATE/WEA	3,483			100 100
980215	04/30/1998	8	POOL		11/10/2010		100 100
		2	ADDITIONS	10,000	01/12/1999	JS	100 100

TOTAL	20,081 SF	ZONING	2	FRNT	155	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	166,600	163,900
Infl1	AVG					BUILDING	415,600	367,700
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	582,200	531,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A	1.00	10 0.90			0.00	
SHF	A	1.00	30 0.70	6 X 12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/20/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/26/2022	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1991	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	488,904
NET AREA	2,008	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		38.11	32,930		
\$NLA(RCN)	\$243	OVERALL	1.040	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	864	1991	112.52	97,214		
				ROOF SHAPE	3	GAMBREL	1.00	B	WDK	N	WOOD DECK	260		27.07	7,038		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,144	1991	200.64	229,535		
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	84		75.12	6,310		
				INT. FINISH	2	DRYWALL	1.00	E	AGR	N	ATT GARAGE	672		60.76	40,832		
				HEATING/COOLING	2	HOT WATER	1.02	E	USU	N	UPPER STORY UNF	672		48.38	32,509		
				FUEL SOURCE	2	GAS	1.00		BMF	N	BSMT FINISH	600		45.80	27,477		
				USE	0		1.00		F11	O	FPL 1S 1OP	1		8,380.40	8,380		
									FIX	O	XTRA FIXTURES	3		2,225.93	6,678		
																EFF.YR/AGE	2004 / 18
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$415,600