

Key: 1119

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.127

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
OBRIEN CHRISTOPHER K & EMILY J OBRIEN 35 WINSTON AVE BOURNE, MA 02532				6.0-199-0				35 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
OBRIEN CHRISTOPHER K & TOPPAN JULIE M				10/25/2021	QS	485,000	34602-137				
MORREALE KENNETH P				11/03/1993	QS	93,000	8869-218				
				12/16/1991	D	93,545	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	%
18493	06/11/2018	9	DECK	5,000			100	100
930637	12/02/1993	2	ADDITIONS	34,000	11/18/1994	JS	100	100
910493	10/16/1991	1	NEW CONSTRUC	24,000	01/01/1992	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,220	3	1.00	100	1.00	100	1.00	212,130	1.57	A	1.00	R05	0.90			169,640

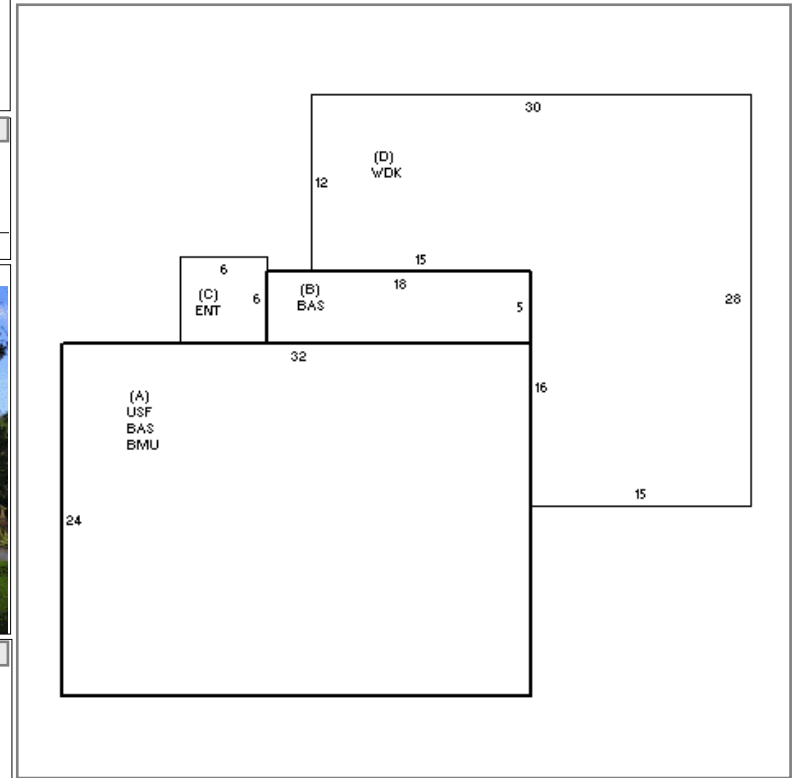
TOTAL	22,216 SF	ZONING	2	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	169,600	166,800			
Infl1	AVG		BUILDING	362,200	320,500			
N_Index	AVG		DETACHED	2,900	2,700			
			OTHER	0	0			
			TOTAL	534,700	490,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90			0.00	
SHF	G	1.20	10 0.90		168	19.14	2,900



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/11/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/11/2021	RP
QUALITY	+	1.05	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	1,626	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		51.75	39,740
\$NLA(RCN)	\$223	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1991	222.92	171,203
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	768	1991	122.23	93,873
				ROOF COVER	1	ASP/COMP SHIN	1.00	B	BAS	L	BASE AREA	90	2008	222.91	20,062
				FLOOR COVER	1	HARDWOOD	1.02	C	ENT	N	ENCLOSED ENTRY	36		95.02	3,421
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	600		24.01	14,407
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,902.50	9,903	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4		2,393.83	9,575	
				USE	0		1.00								



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TOTAL RCN	362,183
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$362,200