

Key: 1121

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.129

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CHIPMAN RICHARD K 34 WINSTON AVENUE BOURNE, MA 02532-2371				6.0-201-0				34 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CHIPMAN RICHARD K				04/27/1999	QS	132,700	12225-55				
SITTIG JAMES M &				12/31/1991	D	89,900	7817-221				

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	%
16402	05/18/2016	14	SOLAR	14,000			100	100
15163	04/01/2015	4	DETACH.STRUC	2,600	05/05/2015	JC	100	100
950191	04/26/1995	6	FENCE	200	11/08/1996	JC	100	100
940152	04/25/1994	2	ADDITIONS	6,000	12/29/1994	JS	100	100
930142	04/13/1993	4	DETACH.STRUC		11/09/1993	JS	100	100

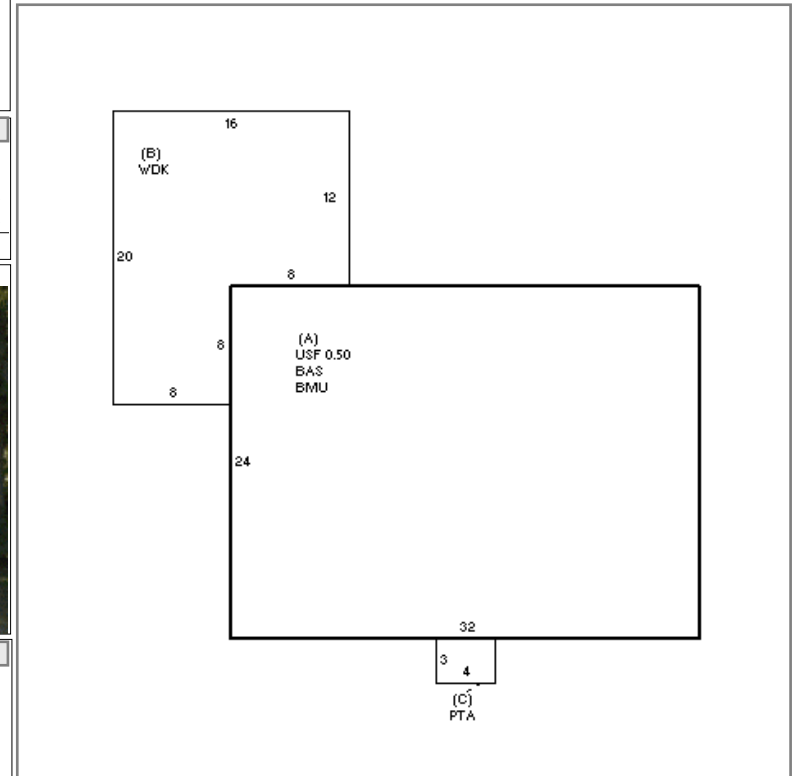
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,073	3	1.00	100	212,130	1.70	A	1.00	R05	0.90	166,610

TOTAL	20,081 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,600	163,800			
Infl1	AVG		BUILDING	235,200	208,100			
N_Index	AVG		DETACHED	2,900	2,700			
			OTHER	0	0			
			TOTAL	404,700	374,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
SHF	E	1.90	10 0.90 10X10	2015	100	32.11	2,900



BUILDING	CD	ADJ	DESC	MEASURE	9/20/2021	RP
MODEL	1		RESIDENTIAL	LIST	9/20/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/20/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1991	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$258	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
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
A	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BAS	L	BASE AREA	768	1991	228.21	175,266
A	USF	L	UPPER STORY FIN	384	1991	121.74	46,747
B	WDK	N	WOOD DECK	256		28.65	7,335
C	PTA	N	PATIO	12		18.63	224
	BMF	N	BSMT FINISH	600		48.47	29,085

TOTAL RCN	297,768	
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	\$235,200	