

Key: 1125

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.134

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
CUDHEA KENDRA L ETUX ARTHUR PINCKNEY 26 WINSTON AVE BOURNE, MA 02532-2371				6.0-205-0				26 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CUDHEA KENDRA L ETUX				08/25/2006	QS	294,500	21301-186				
TOBIN BRENDA M				08/24/2000	H		13199-155				
TOBIN BRENDA M &				10/15/1998	QS	127,000	11764-148				

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 %
B-23-98	04/21/2023	3	ALT/RENO	30,545			0 0
EXB-22-499	08/08/2022	14	SOLAR	18,506			100 100
940306	07/07/1994	4	DETACH.STRUC	700	01/13/1995	JS	100 100
910482	10/15/1991	1	NEW CONSTRUC	24,000	07/15/1993	CP	100 100

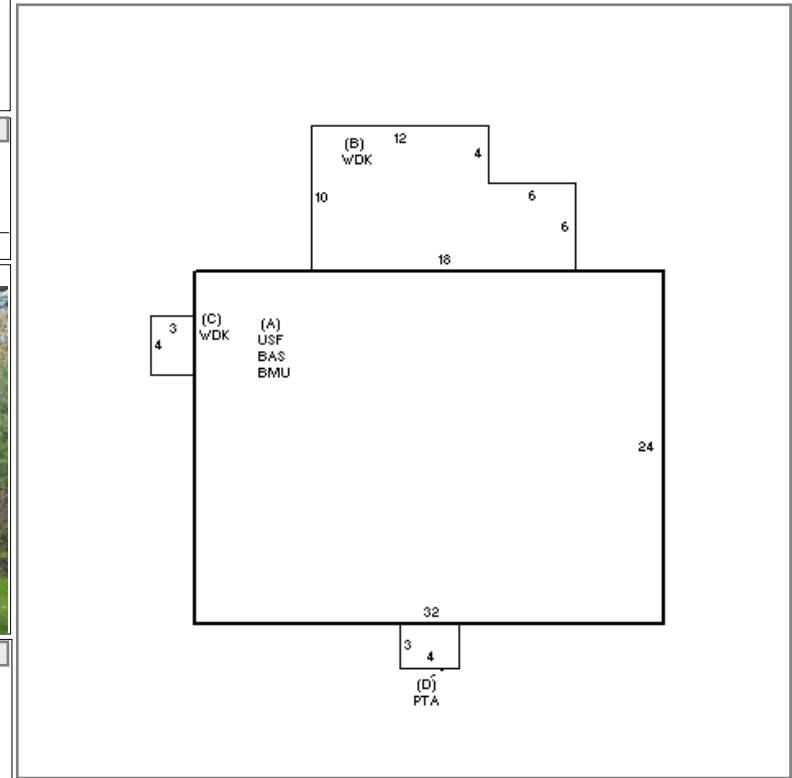
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,423	3	1.00	100	1.00	100	1.00	212,130	1.62	A	1.00	R05	0.90			168,520

TOTAL	21,432 SF	ZONING	2	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	168,500	165,700			
Infl1	AVG		BUILDING	242,200	214,300			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
TOTAL				412,200	381,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	10 X 10	100	16.90	1,500



BUILDING	CD	ADJ	DESC	MEASURE	5/17/2014	JB
MODEL	1		RESIDENTIAL	LIST	5/17/2014	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/17/2014	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.040

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	35	WW-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		48.35	37,134
A	BAS	L	BASE AREA	768	1991	216.67	166,402
A	USF	L	UPPER STORY FIN	768	1991	114.21	87,716
+	WDK	N	WOOD DECK	168		36.74	6,172
D	PTA	N	PATIO	12		17.68	212
	FIX	O	XTRA FIXTURES	4		2,236.83	8,947

TOTAL RCN	306,584
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	\$242,200