Key: 1126

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.135

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DADDONA KATHLEEN M **24 WINSTON AVE** **BUZZARDS BAY, MA 02532-2371**	**6.0-206-0**	**24 WINSTON AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DADDONA KATHLEEN M	02/06/1998	X	1	11209-290

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

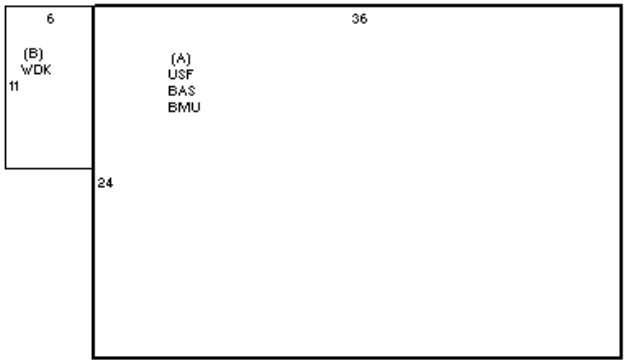
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-22-380	06/05/2023	2	ADDITIONS	20,255			0	0
920146	04/08/1992	2	ADDITIONS	6,000	08/02/1994	DMB	100	100
910481	10/15/1991	1	NEW CONSTRUC	24,000	07/15/1993	CP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,400	3 1.00	100 1.00	100 1.00	212,130	1.62	A 1.00	R05 0.90			168,480

TOTAL	21,388 SF	ZONING	2	FRNT	110
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	168,500	165,700
BUILDING	262,500	228,400
DETACHED	0	0
OTHER	0	0
TOTAL	**431,000**	**394,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A 1.00	50 0.50	8X10			0.00	

PHOTO 11/29/2022

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	11/29/2022	SL
LIST	11/29/2022	EST
REVIEW	11/29/2022	SL

YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$188	OVERALL	1.020

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	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	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	864		37.57	32,458
A	BAS	L	BASE AREA	864	1991	204.29	176,509
A	USF	L	UPPER STORY FIN	864	1991	110.90	95,819
B	WDK	N	WOOD DECK	66		55.29	3,649
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN	324,092

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$262,500