

Key: 1128

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.137

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KUTIL JEFFREY B & JESSICA M KUTIL 20 WINSTON AVE BOURNE, MA 02532				6.0-208-0				20 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUTIL JEFFREY B & COX STEPHEN & DAVIDSON HARRY E JR &				04/04/2017	F	1	30396-345				
				06/03/2016	QS	290,000	29696-69				
				11/16/2011	F	1	25845-234				

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 %
06539	08/24/2006	3	ALT/RENO	22,000	08/23/2007	DB	100 100
930144	04/13/1993	2	ADDITIONS	4,000	11/09/1993	JS	100 100
910487	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	22,321	3	1.00	100	1.00	100	1.00	212,130	1.56	A	1.00	R05	0.90		169,790

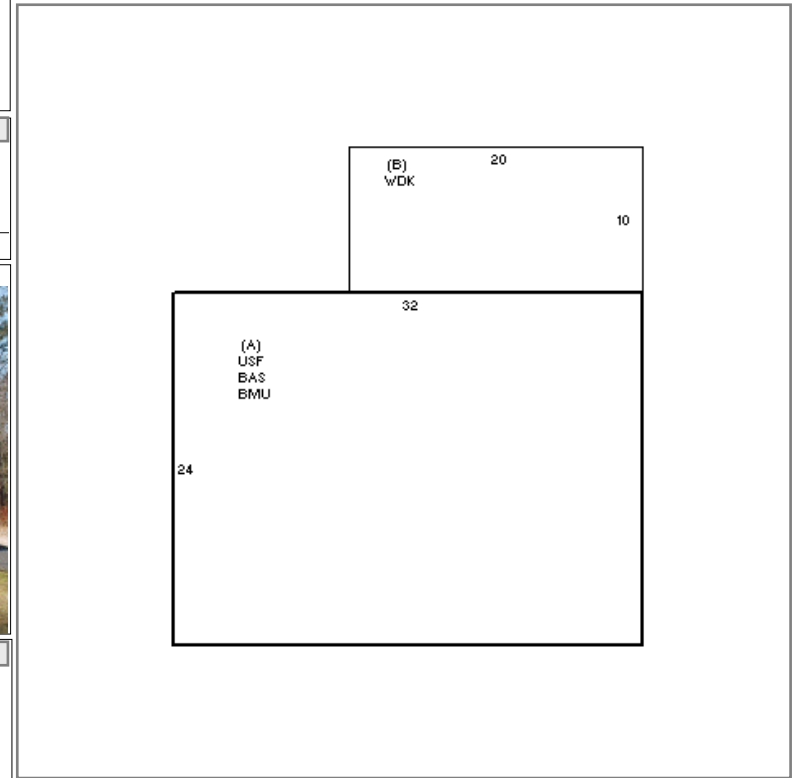
TOTAL	22,303 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	169,800	167,000			
Infl1	AVG		BUILDING	260,700	230,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	430,500	397,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/04/2020



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	3/14/2017	TL
MODEL	1		RESIDENTIAL	LIST	3/14/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/18/2020	TL
QUALITY	A	1.00	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	TOTAL RCN	329,948
NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		49.28	37,848		
\$NLA(RCN)	\$215	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1991	220.84	169,602		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	768	1991	116.41	89,403		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	200		37.44	7,489		
				FLOOR COVER	1	HARDWOOD	1.02		BMF	N	BSMT FINISH	300		62.56	18,767		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,280.03	6,840		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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	\$260,700