

Key: 1131

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.140

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AL
LAND

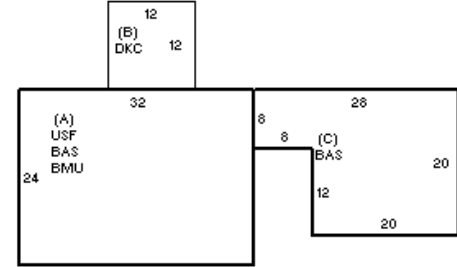
CURRENT OWNER				PARCEL ID				LOCATION			
CASOLI JOSHUA A & CATHERINE M 8 WINSTON AVENUE BUZZARDS BAY, MA 02532				6.0-211-0				8 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASOLI JOSHUA A & CATHERI				11/12/2019	QS	355,000	32460-311				
FETTERMAN MICHAEL J &				10/03/2000	QS	186,900	13278-227				
ATHERTON KEVIN O &				02/27/1992	D	91,995	10448-310				

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	%
970117		3	ALT/RENO		12/20/2019	TL	100	100
		12	CYCLICAL		02/27/2018	DB	100	100
930616	03/20/1997	2	ADDITIONS	22,400	04/06/1998	JS	100	100
930020	11/19/1993	4	DETACH.STRUC	400	11/18/1994	JS	100	100
	01/19/1993	2	ADDITIONS	4,000	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	20,419	3	1.00	100	1.00	100	1.00	212,130	1.68	A	1.00	R05	0.90			167,090

TOTAL	20,430 SF	ZONING	2	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	167,100	164,300
Infl1	AVG		BUILDING	322,500	288,900			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
						TOTAL	491,700	455,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	12 X 12		144	16.42	2,100



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	TL
MODEL	1		RESIDENTIAL			
STYLE	5	1.00	COLONIAL [100%]	LIST	2/27/2018	EST
QUALITY	A	1.00	AVERAGE [100%]	REVIEW	8/7/2020	RP
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	398,126
NET AREA	2,000	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		48.11	36,950	CONDITION ELEM	CD
\$NLA(RCN)	\$199	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1991	196.48	150,896	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	768	1991	113.65	87,282	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	DKC	N	DECK-COMPOSITE	144		65.63	9,451	KITCHEN	G
				FLOOR COVER	35	WW-VINYL	1.00	C	BAS	L	BASE AREA	464	1997	196.48	91,167	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		BGF	N	BSMT GOOD FINIS	200		78.52	15,704	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,225.93	6,678	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	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

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$322,500
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