

Key: 1134

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.143

LEGAL

LAND

DETACHED


BUILDING

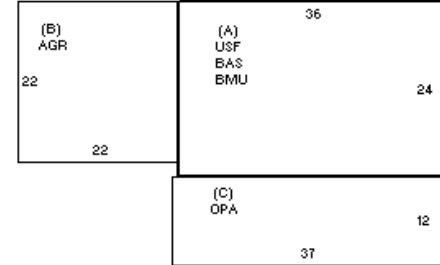
CURRENT OWNER				PARCEL ID				LOCATION			
LELLAND ROBERT L & LINDA LELLAND 56 WINSTON AVE BOURNE, MA 02532				6.0-214-0				56 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LELLAND ROBERT L & TODINO ALBERT E				04/28/2011	N	212,000	25409-291				
TODINO TERESA A &				07/23/2010	H	111,780	24702-60				
				05/19/1992	QS		08026-00313				

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 %
EXB-23-715	10/27/2023	3	ALT/RENO	7,700			0 0
01692	10/30/2001	12	CYCLICAL		03/20/2018	TL	100 100
980683	11/17/1998	9	DECK	1,500	06/26/2002	TL	100 100
980644	10/28/1998	3	ALT/RENO	5,340	01/12/1999	JS	100 100
		3	ALT/RENO	500	01/12/1999	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	40,032	3	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R05	0.90			194,790

TOTAL	40,032 SF	ZONING	2	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	194,800	191,600			
Infl1	AVG		BUILDING	339,300	300,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		534,100	491,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	03/20/2018
									



BUILDING	CD	ADJ	DESC	MEASURE	3/20/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/20/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	3/20/2018	
QUALITY	+	1.05	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	408,767
NET AREA	1,728	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.60	35,083		
\$NLA(RCN)	\$237	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	864	1991	220.82	190,786		
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	864	1991	119.87	103,569		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	484		68.82	33,310		
				FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	444		65.53	29,096		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,809.00	9,809		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	3		2,371.43	7,114		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$339,300	