

Key: 1137

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FAHEY MICHAEL J & BRITTNEY A PEDERZANI 53 WINSTON AVE BOURNE, MA 02532				6.0-217-0				53 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FAHEY MICHAEL J & SHANAHAN THOMAS F & MITCHELL NICHOLAS &				04/03/2009	QS	235,000	23586-224				
				05/27/1999	QS	119,900	12297-129				
				05/08/1993	D	37,000	8564-144				

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 %
10045		12	CYCLICAL		07/02/2018	DB	100 100
02356	02/18/2010	10	WOODSTOVE	2,200	11/10/2010		100 100
930212	06/05/2002	9	DECK	500	02/27/2004	TL	100 100
	05/12/1993	1	NEW CONSTRUC	53,200	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	43,996 3		1.00	100 1.00	212,130	0.94	A	1.00	R05	0.90	200,390

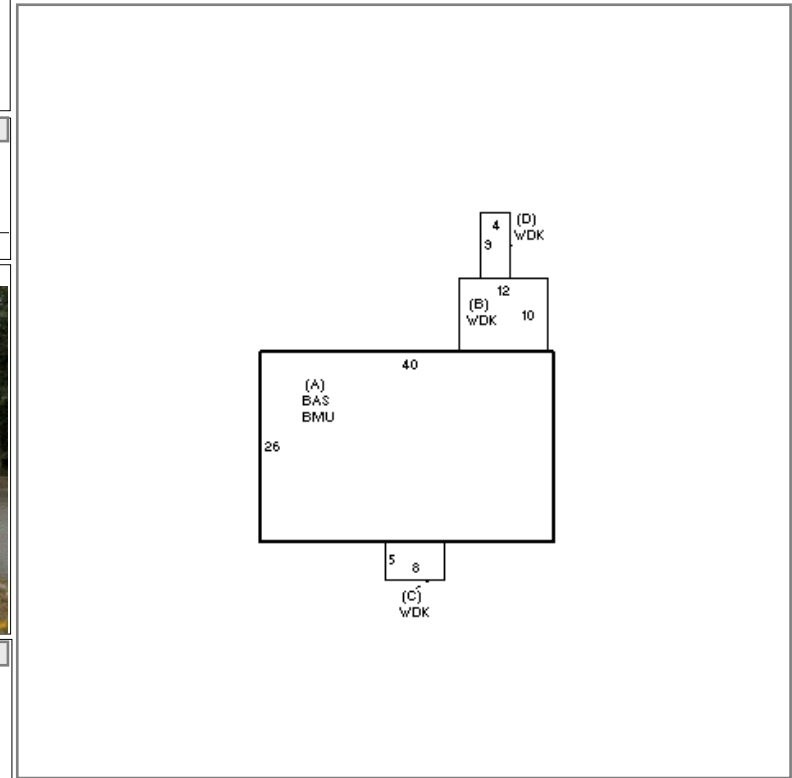
TOTAL	1.010 Acres		ZONING	2	FRNT	160	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE			LAND	200,400	197,100	
Infl1	AVG			BUILDING	206,500	184,900			
N_Index	AVG			DETACHED	2,800	2,600			
				OTHER	0	0			
				<b>TOTAL</b>	<b>409,700</b>	<b>384,600</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8			0.00	
SHF	A	1.00	10 0.90 12X16	2018	192	15.95	2.800



BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/27/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/2/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	248,769
NET AREA	1,040	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,040		35.90	37,337	CONDITION ELEM	CD
\$NLA(RCN)	\$239	OVERALL	0.970	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,040	1993	189.00	196,561	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	196		34.43	6,749	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00		FIX	O	XTRA FIXTURES	2		2,096.60	4,193	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02		MST	O	MAS/METAL STACK	1		3,929.30	3,929	BATHS	G
				INT. FINISH	2	DRYWALL	1.00									HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00									ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY			UNITS	ADJ
STORIES	1	1.00		
ROOMS	5	1.00		
BEDROOMS	2	1.00		
BATHROOMS	1	1.00		
FIXTURES	7	1.00		
GARAGE CAPACITY	0	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	1	1.00		

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$206,500	