

Key: 1170

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.179

LEG
AL

LAND

DET
ACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
WINCHESTER EDWARD THOMAS ETUX JILL LYNN WINCHESTER 2 DOVER LN BOURNE, MA 02532-2385				6.0-250-0				2 DOVER LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
WINCHESTER EDWARD THOMAS				06/26/2014	QS	284,900	28227-144					
DENNEN MATTHEW P ETUX				06/25/2008	S	280,000	23004-317					
CHILES INVESTMENT GROUP I				06/25/2008	L	215,000	23004-311					

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-20-451	11/16/2020	14	SOLAR	30,832			100	100
18984	11/13/2018	15	INSULATE/WEA	2,942			100	100
		12	CYCLICAL		02/26/2018	TL	100	100
01625	10/10/2001	2	ADDITIONS	6,150	02/04/2003	TL	100	100
960609	12/16/1996	1	NEW CONSTRUC	50,000	01/12/1998	JS	100	100

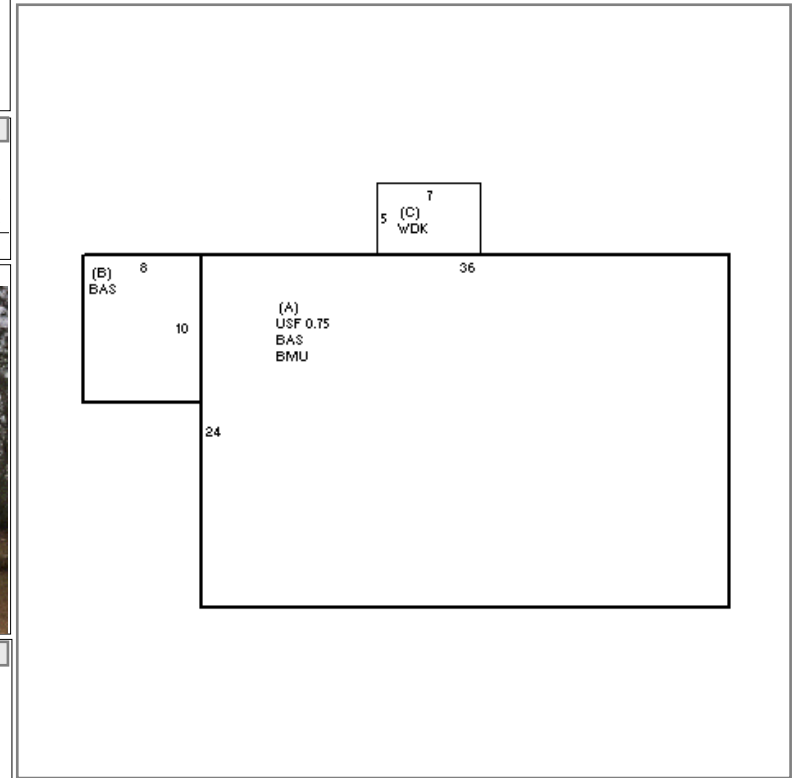
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,877	3	1.00	100	1.00	100	1.00	212,130	2.08	A	1.00	R05	0.90			160,680

TOTAL	15,856 SF	ZONING	2	FRNT	250	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	160,700	158,000			
Infl1	AVG		BUILDING	317,200	284,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		477,900	442,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/26/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/26/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/3/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,592	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	1.140

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
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		44.09	38,090
A	BAS	L	BASE AREA	864	1997	239.74	207,139
A	USF	L	UPPER STORY FIN	648	1997	131.45	85,183
B	BAS	L	BASE AREA	80	2001	239.74	19,179
C	WDK	N	WOOD DECK	35		76.65	2,683
	F21	O	FPL 2S 1OP	1		10,649.80	10,650
	FIX	O	XTRA FIXTURES	4		2,574.50	10,298

TOTAL RCN	373,221
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	\$317,200