

Key: 1174

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.183

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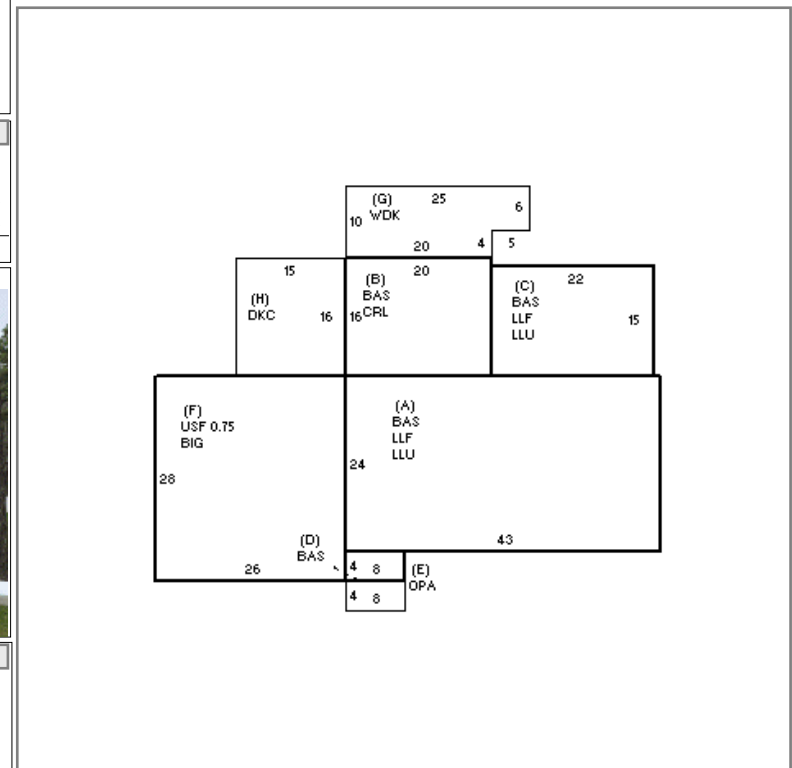
CURRENT OWNER								PARCEL ID				LOCATION			
WENZEL STEPHEN J & TIFFANY WENZEL 66 WINSTON AVE BOURNE, MA 02532								6.0-254-0				66 WINSTON AVE			
								TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
								WENZEL STEPHEN J & BARTOLOMEU MARIA G				05/13/2004	QS	315,000	18588-48
				05/01/1998				QS	132,000	11399-229					
				05/01/1998				O	34,000	11399-227					

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	%
B-21-148	06/02/2021	2	ADDITIONS	100,000	04/14/2022	TL	100	100
14322	05/07/2014	2	ADDITIONS	65,000	10/26/2015	SW	100	100
06425	07/10/2006	2	ADDITIONS	13,000	09/27/2007	DB	100	100
02028	01/22/2002	10	WOODSTOVE	1,600	05/05/2003	TL	100	100
200389	06/29/2000	9	DECK	2,300	01/03/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	43,560	3	1.00	100	1.00	100	1.00	212,130	0.94	A	1.00	R05	0.90		199,780

TOTAL	43,560 SF	ZONING	2	FRNT	403	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	N O T E	LAND	199,800	196,500			
Infl1	AVG		BUILDING	577,100	510,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	776,900	707,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/21/2021	TL
MODEL	1		RESIDENTIAL	LIST	4/14/2022	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	7/1/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	641,186		
NET AREA	3,622	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	1,362		33.95	46,240	CONDITION ELEM	CD		
\$NLA(RCN)	\$177	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	1,032	1998	57.78	59,628	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	1,032	1998	193.32	199,504	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	CRL	N	BSMT CRAWL	320		37.39	11,966	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	B	BAS	L	BASE AREA	320	2006	193.32	61,862	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	C	LLF	L	LOWER LEVEL FIN	330	2021	57.78	19,067	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	C	BAS	L	BASE AREA	330	2021	193.32	63,795	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	D	BAS	L	BASE AREA	32	2014	193.33	6,187				
				USE	0		1.00	E	OPA	N	OPEN PORCH	32		88.92	2,846				
																		EFF.YR/AGE	2009 / 13
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$577,100

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