

Key: 269

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 266

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
TROMBLY CHARLES 7 WINCHESTER AVE BOURNE, MA 02532								3.0-144-0				16 WINCHESTER AVE			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
TROMBLY CHARLES								09/24/2012	QS	255,000	26696-138				
POTTS JOHN &								02/11/2011	QS	245,000	25254-39				
TURGEON NANCY L								11/29/1996	QS	114,500	10505-317				
CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	23,515 3	1.00	100	1.00	100	1.00	212,130	1.50	A	1.00	R05 0.90	171,470		

TOTAL	23,522 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	171,500	168,600			
Infl1	AVG		BUILDING	252,900	223,700			
N_Index	AVG		DETACHED	3,100	2,900			
			OTHER	0	0			
TOTAL				427,500	395,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	10 X 18		180	19.14	3,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	2/5/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/5/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		51.86	39,829
A	BAS	L	BASE AREA	768	1992	232.40	178,482
A	USF	L	UPPER STORY FIN	576	1992	123.97	71,406
B	WDK	N	WOOD DECK	120		44.52	5,343
	FIX	O	XTRA FIXTURES	4		2,399.20	9,597

TOTAL RCN	304,656
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	\$252,900

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	%
12583		12	CYCLICAL		06/30/2016		100	100
200563	08/27/2012	15	INSULATE/WEA	1,800	07/18/2014		100	100
920070	09/11/2000	4	DETACH.STRUC	1,700	01/03/2001	TL	100	100
	02/19/1992	1	NEW CONSTRUC	26,000	01/20/1993	JS	100	100

