

Key: 270

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 267

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TERRELL DONNA TR WINIFRED E MCDONOUGH IRREV TRUST 14 WINCHESTER AVE BUZZARDS BAY, MA 02532				3.0-145-0				14 WINCHESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TERRELL DONNA TR WINIFRED				12/10/2013	F		27875-28				
MCDONOUGH WILLIAM F				10/02/1992	QS	119,430	08234-00018				
GLADNEY JAMES & RODERICK				08/18/1992	D	22,500	N/A-N/A				

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-22-289	05/13/2022	3	ALT/RENO		11/28/2022	SL	100 100
16062	02/01/2016	3	ALT/RENO	2,600	11/28/2022	SL	100 100
970283	06/04/1997	3	ALT/RENO	3,498			100 100
940367	08/10/1994	4	DETACH.STRUC	3,000	04/06/1998	JS	100 100
					12/29/1994	JS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	21,674	3	1.00	100	1.00	100	1.00	212,130	1.60	A	1.00	R05	0.90			168,870

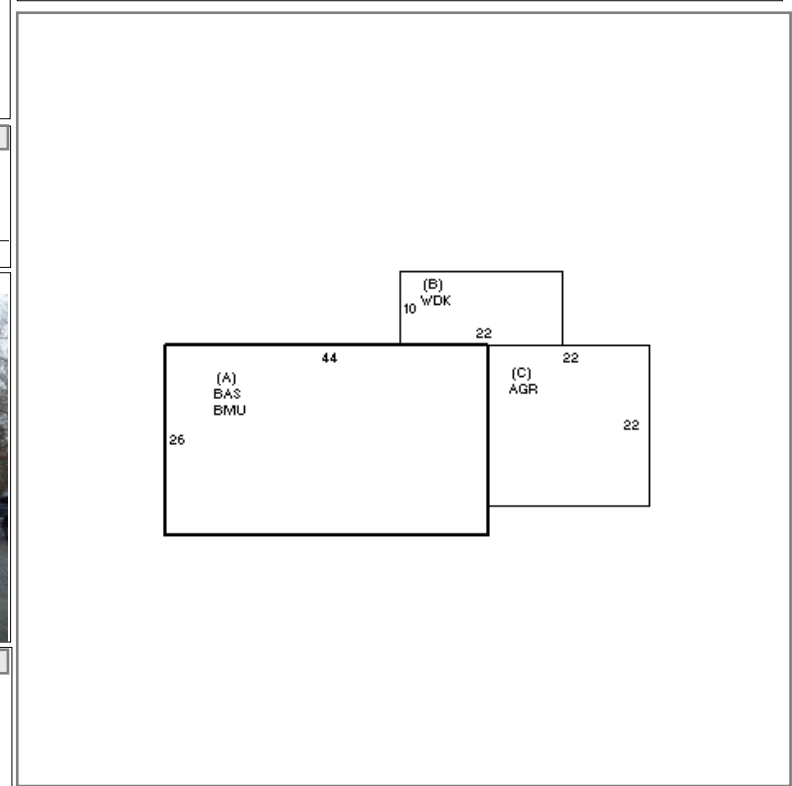
TOTAL	21,693 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	168,900	166,100			
Infl1	AVG		BUILDING	264,900	219,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
				TOTAL	433,800	385,400		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	80 0.20 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/28/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	319,174
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,144		37.38	42,765		
\$NLA(RCN)	\$279	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,144	1992	196.79	225,132		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	220		26.55	5,841		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	484		63.36	30,666		
				FLOOR COVER	1	HARDWOOD	1.02	O	F11	O	FPL 1S 1OP	1		8,219.70	8,220		
				INT. FINISH	2	DRYWALL	1.00	FIX	O	O	XTRA FIXTURES	3		2,183.23	6,550		
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY			UNITS	ADJ
STORIES	1	1.00		
ROOMS	5	1.00		
BEDROOMS	3	1.00		
BATHROOMS	2	1.00		
FIXTURES	8	1.00		
GARAGE CAPACITY	2	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	0	1.00		
# OF UNITS	1	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	\$264,900
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