

Key: 271

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 268

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
JACOBS NICHOLAS 12 WINCHESTER AVE BOURNE, MA 02532				3.0-146-0				12 WINCHESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JACOBS NICHOLAS				03/20/2015	QS	279,900	28749-176				
IAFRATE LISA M ETVIR				06/27/2011	QS	242,500	25530-219				
SISSON ROBERT T &				11/23/1992	QS	116,945	08319-00284				

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 %
970571	11/10/1997	12	CYCLICAL		02/05/2018	TL	100 100
920490	09/18/1992	10	WOODSTOVE	2,300	04/06/1998	JS	100 100
		1	NEW CONSTRUC	26,000	01/20/1993	JS	100 100

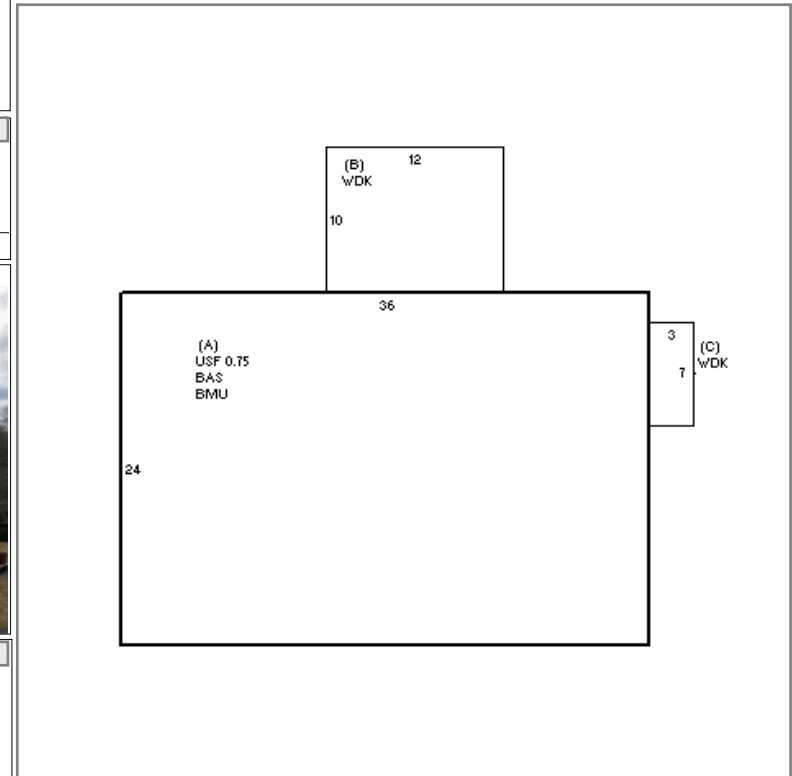
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,035	3	1.00	100	1.00	100	1.00	212,130	1.71	A	1.00	R05	0.90			166,560

TOTAL	20,038 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	166,600	163,800
Infl1	AVG		LAND	260,700	230,600			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
						TOTAL	428,800	395,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X10		100	16.90	1,500



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	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	4	VINYL	1.00
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	864		40.14	34,685
A	BAS	L	BASE AREA	864	1992	218.31	188,623
A	USF	L	UPPER STORY FIN	648	1992	119.70	77,568
+	WDK	N	WOOD DECK	141		43.50	6,134
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	314,044
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	\$260,700
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