

Key: 272

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 269

LEGAL

LAND

DETACHED

BUILDING

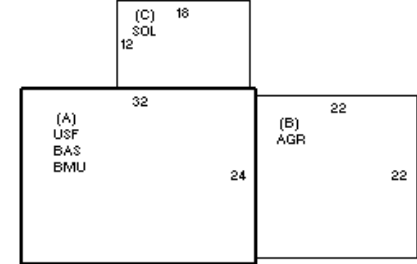
CURRENT OWNER				PARCEL ID				LOCATION			
MASON JAMES J JR & KELLY A MASON 10 WINCHESTER AVE BUZZARDS BAY, MA 02532-2355				3.0-147-0				10 WINCHESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
MASON JAMES J JR & JOHNSON THOMAS JR &				08/22/1997	QS	127,000		10912-13			
				06/19/1992	QS	121,265		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-20-244	09/06/2020	3	ALT/RENO	7,900				
		12	CYCLICAL		02/05/2018	TL	100	100
16401	05/18/2016	14	SOLAR	29,000			100	100
15342	05/11/2015	3	ALT/RENO	23,820			100	100
141053	12/08/2014	14	SOLAR	4,000	04/08/2015		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,042 3	1.00	100	1.00	212,130	1.71	A	1.00	R05	0.90	166,570

TOTAL	20,038 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,600	163,800			
Infl1	AVG		BUILDING	284,100	251,300			
N_Index	AVG		DETACHED	25,800	24,400			
			OTHER	0	0			
			<b>TOTAL</b>	<b>476,500</b>	<b>439,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	12 X 12	144	19.71	2,600
IPG	E	1.90	10 0.90	2002	384	67.08	23,200



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

BLDG COMMENTS

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	2	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	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		47.42	36,420
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	768	1992	212.50	163,202
ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	768	1992	112.02	86,029
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	484		63.67	30,817
FLOOR COVER	6	TILE	1.02	C	SOL	N	SOLARIUM	216		88.85	19,191
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,193.97	6,582
HEATING/COOLING	1	FORCED AIR	1.00								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	342,241
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	\$284,100