

Key: 273

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 270

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER							PARCEL ID				LOCATION			
FITZPATRICK MATTHEW S & ERICA L WALSH 8 WINCHESTER AVENUE BOURNE, MA 02532-2355							3.0-148-0				8 WINCHESTER AVE			
TRANSFER HISTORY							DOS		T		SALE PRICE		BK-PG (Cert)	
FITZPATRICK MATTHEW S & KILCUP ROBERT MATTHEW							03/31/1999		QS		138,250		12168-65	
							07/23/1992		QS		99,650		08125-00216	

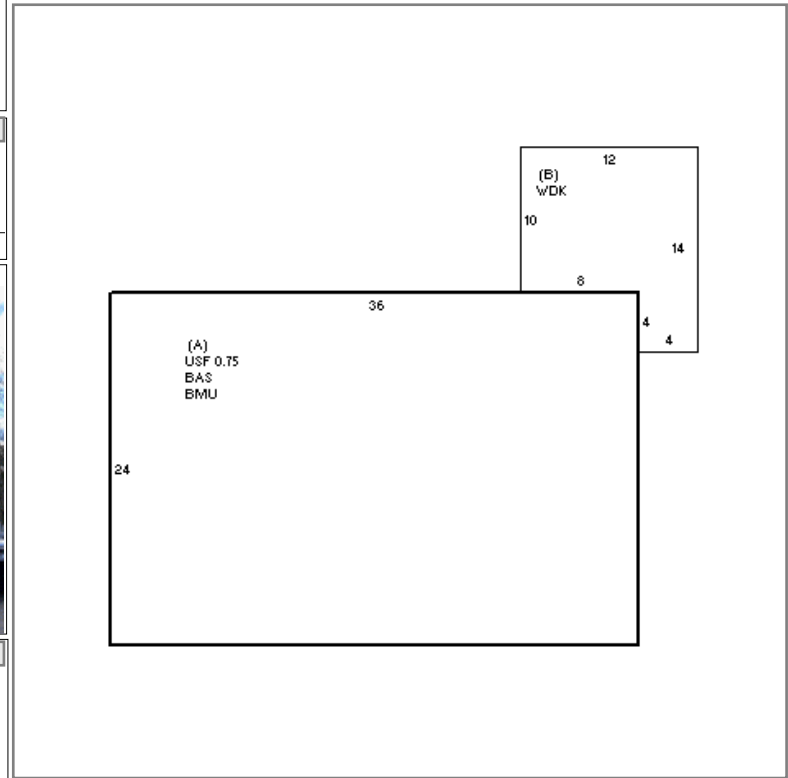
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10100	03/25/2010	12	CYCLICAL		02/05/2018	TL	100	100
03088	02/27/2003	3	ALT/RENO	30,205	12/21/2010		100	100
920162	04/13/1992	4	DETACH.STRUC	2,300	06/14/2004	TL	100	100
		1	NEW CONSTRUC	25,400	01/19/1993	JS	100	100

CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,778	3	1.00	100	1.00	100	1.00	212,130	1.66	A	1.00	R05	0.90			167,600
TOTAL		20,778 SF	ZONING	2	FRNT	110	ASSESSED	CURRENT	PREVIOUS								
Nbhd	BDAL	NOT E	LAND	167,600	164,800												
Inf1	AVG		BUILDING	285,200	252,400												
N_Index	AVG		DETACHED	1,700	1,600												
			OTHER	0	0												
			TOTAL	454,500	418,800												

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 14	112	16.42	1,700



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	+	1.05	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)	\$222	OVERALL	1.110
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	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	864		42.93	37,087
A	BAS	L	BASE AREA	864	1992	233.44	201,688
A	USF	L	UPPER STORY FIN	648	1992	128.00	82,941
B	WDK	N	WOOD DECK	136		46.51	6,326
	FIX	O	XTRA FIXTURES	3		2,506.93	7,521

TOTAL RCN	335,563	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		G
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE		2004 / 18
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD	\$285,200	