Key: 275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 272

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRAHAM JUSTIN L 4 WINCHESTER AVENUE BOURNE, MA 02532	3.0-150-0	4 WINCHESTER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRAHAM JUSTIN L	09/07/2018	QS	415,000	31515-9
MAHONEY ROBERT F JR	06/17/2015	QS	345,000	28947-347
CANNON ROBERT C JR &	08/12/2005	F		20149-308

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

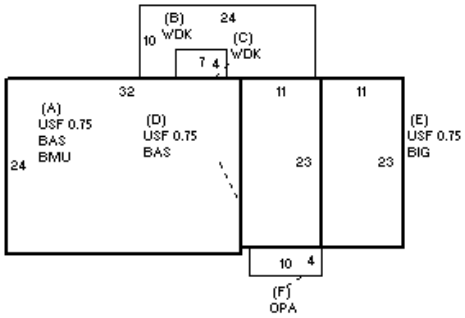
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		02/05/2018	TL	100	100
151094	12/01/2015	14	SOLAR	11,000			100	100
09070	03/16/2009	4	DETACH.STRUC		10/19/2009	TL	100	100
07067	02/20/2007	6	FENCE	600	04/11/2008	TL	100	100
03783	10/29/2003	2	ADDITIONS	20,000	06/30/2004	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,073	3 1.00	100 1.00	100 1.00	212,130	1.70	A 1.00	R05 0.90			166,610

TOTAL	20,081 SF	ZONING	2	FRNT	100
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	166,600	163,800
BUILDING	408,500	365,600
DETACHED	34,000	32,400
OTHER	0	0
TOTAL	**609,100**	**561,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFU	G 1.20	10 0.90	22 X 28	2009	616	49.32	27,300
SHF	A 1.00	10 0.90	10 X 12	2003	120	16.42	1,800
APO	A 1.00	10 0.90	24'			0.00	
WDK	A 1.00	A 0.75	10 X 36		360	18.30	4,900

PHOTO 02/05/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/5/2018	TL
LIST	2/5/2018	EST
REVIEW		

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,977	DETAIL ADJ	1.000
$NLA(RCN)	$235	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	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		54.19	41,615
A	BAS	L	BASE AREA	768	1992	225.97	173,548
A	USF	L	UPPER STORY FIN	576	2000	126.72	72,992
+	WDK	N	WOOD DECK	268		30.49	8,171
D	BAS	L	BASE AREA	253	2003	225.97	57,171
+	USF	L	UPPER STORY FIN	380	2003	126.72	48,154
E	BIG	N	BUILT-IN GARAGE	253		104.23	26,369
F	OPA	N	OPEN PORCH	40		95.91	3,836
	FIX	O	XTRA FIXTURES	7		2,506.83	17,548
	GFP	O	GAS FIREPLACE	1		7,533.80	7,534
	WPL	O	WHIRLPOOL	1		7,226.60	7,227

TOTAL RCN	464,164

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$408,500