Key: 276

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 273

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STRODE EDWIN R JR ETUX ANN MARIE C STRODE 6 WINSTON AVENUE BOURNE, MA 02532	3.0-151-0	6 WINSTON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STRODE EDWIN R JR ETUX	09/05/2003	N	310,000	17596-171
LANDAMERICA ONESTOP INC	09/05/2003	N	310,000	17596-169
CASCIANO ANTHONY J ETUX	03/20/2002	QS	238,500	14949-45

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

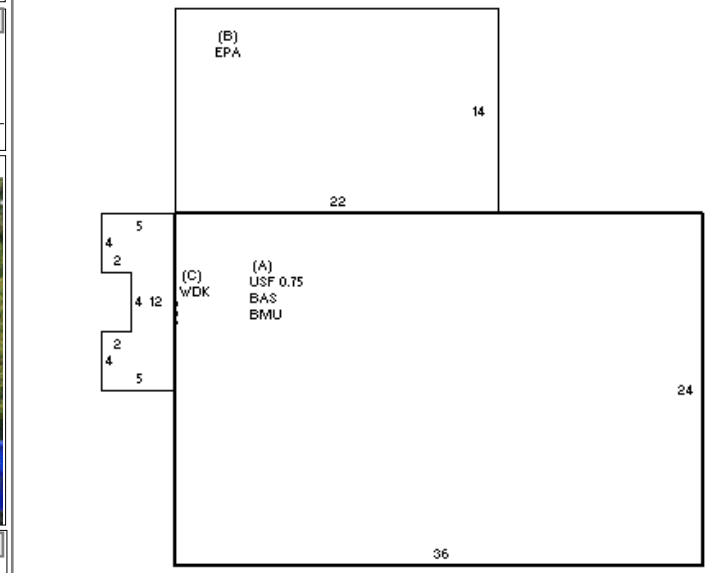
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-184	07/28/2023	4	DETACH.STRUC	82,000			0	0
EXB-23-367	06/15/2023	15	INSULATE/WEA	2,138			100	100
B-22-387	02/03/2023	2	ADDITIONS	110,000	06/06/2023	TL	18	0
18882	10/11/2018	4	DETACH.STRUC	2,641			100	100
18810	09/20/2018	3	ALT/RENO	8,229			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,076	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	102
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	166,600	163,800
BUILDING	277,700	233,300
DETACHED	0	0
OTHER	0	0
TOTAL	**444,300**	**397,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12	2018		0.00	

PHOTO 06/06/2023

BLDG COMMENTS

BUILDING

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

MEASURE	1/12/2018	TL
LIST	2/20/2018	TL
REVIEW	6/6/2023	TL

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$233	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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
B	EPA	N	ENCLOSED PORCH	308		71.82	22,119
C	WDK	N	WOOD DECK	52		59.09	3,073
	BSF	N	BSMT SEMI-FIN	432		20.24	8,744
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	3		2,344.57	7,034

TOTAL RCN	351,544

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0	uc	
ECON	0		
DEPR	21	% GD	79
RCNLD			$277,700