Key: 277

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 274

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOUGHMAN PETER J JR &	3.0-152-0	4 WINSTON AVE
CAROL A LOUGHMAN		
4 WINSTON AVE		
BUZZARDS BAY, MA 02532-2370		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOUGHMAN PETER J JR &	06/22/1992	QS	92,795	08076-00296

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-23-699	10/27/2023	15	INSULATE/WEA	4,766			100	100
14605	07/24/2014	4	DETACH.STRUC	5,200	02/17/2015		100	100
05470	07/11/2005	2	ADDITIONS	32,900	10/04/2006	DB	100	100
990193	04/26/1999	9	DECK	2,600	05/15/2000	TL	100	100
970211	05/05/1997	4	DETACH.STRUC	900	04/06/1998	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	20,614	3 1.00	100 1.00	100 1.00	212,130	1.67	A 1.00	R05 0.90			167,370

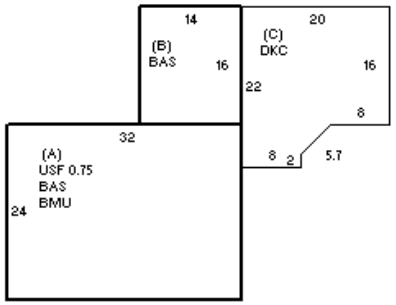
TOTAL	20,604 SF	ZONING	2	FRNT	109
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	167,400	164,600
BUILDING	323,200	286,000
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**492,700**	**452,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12	2014	120	19.71	2,100

PHOTO 01/22/2018



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	1/12/2018	EST
REVIEW		

YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,568	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	2	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	11	HT WATER CL AIR	1.05
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		53.00	40,704
A	USF	L	UPPER STORY FIN	576	1991	126.69	72,975
+	BAS	L	BASE AREA	992	1991	228.33	226,501
C	DKC	N	DECK-COMPOSITE	376		72.30	27,183
	FIX	O	XTRA FIXTURES	3		2,452.10	7,356
	FIX	O	XTRA FIXTURES	3		2,452.10	7,356
	GFP	O	GAS FIREPLACE	1		7,369.00	7,369

TOTAL RCN 389,445

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 $323,200