

Key: 283

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 280

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WANG LIAN JU ETUX NENG ZHONG CHEN 1 WINSTON AVE BOURNE, MA 02532				3.0-158-0				1 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WANG LIAN JU ETUX				11/21/2013	QS	205,000	27837-53				
BENNETT BRIAN E &				04/14/1999	QS	134,000	12199-235				
HAGG SCOTT P				02/13/1992	O	93,790	07875-00099				

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 %
19742	08/15/2019	3	ALT/RENO	8,178			100 100
920486	09/18/1992	12	CYCLICAL		01/12/2018	TL	100 100
910636	12/18/1991	2	ADDITIONS	4,000	07/16/1993	JS	100 100
		1	NEW CONSTRUC	24,000	07/16/1993	CP	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,245	3	1.00	100	1.00	100	1.00	212,130	1.69	A	1.00	R05	0.90			166,850

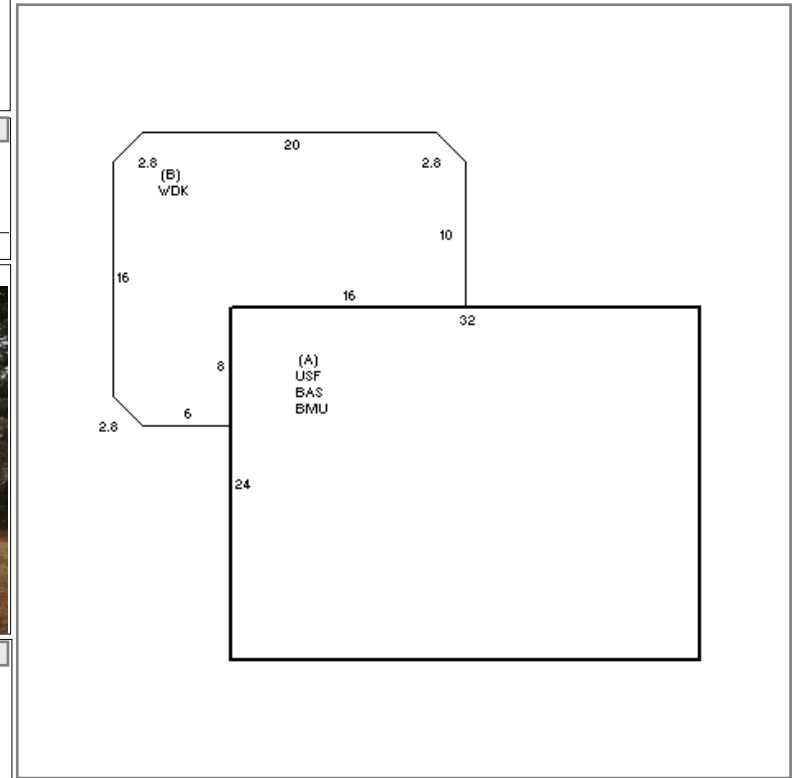
TOTAL	20,255 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE Also has frontage on Weldons Rd	LAND	166,900	164,100			
Infl1	AVG		BUILDING	246,200	217,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	413,100	381,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/24/2018



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/18/2018	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/18/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,536	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		49.28	37,848
\$NLA(RCN)	\$203	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	768	1991	220.84	169,602
				ROOF SHAPE	3	GAMBREL	1.00	A	USF	L	UPPER STORY FIN	768	1991	116.41	89,403
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	346		22.87	7,913
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,280.03	6,840
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	311,606	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		
ECON	0		
DEPR	21	% GD	79
RCNLD			\$246,200