

Key: 284

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 281

LEGAL

LAND

DETACHED

BUILDING

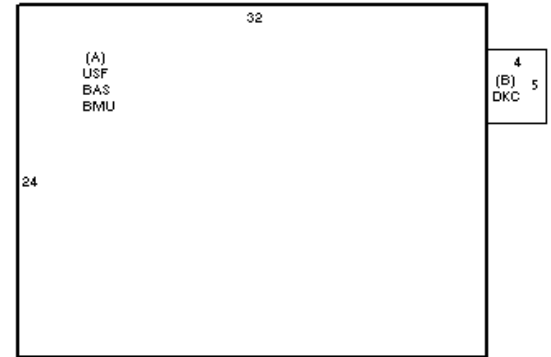
CURRENT OWNER								PARCEL ID				LOCATION			
BRADLEY RICHARD 3 WINSTON AVENUE BOURNE, MA 02532								3.0-159-0				3 WINSTON AVE			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
BRADLEY RICHARD								07/10/2019	QS	369,000	32146-147				
REMY EDWARD R								05/23/1996	QS	106,000	10217-126				
CALLIS KENNETH G								03/14/1994	QS	106,500	N/A-N/A				

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	%
960273	06/19/1996	12	CYCLICAL		01/16/2018	TL	100	100
930034	01/28/1993	4	DETACH.STRUC	1,280	07/09/1997	JC	100	100
910603	11/27/1991	2	ADDITIONS	7,000	11/09/1993	JS	100	100
		1	NEW CONSTRUCT	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	20,020	3	1.00	100	1.00	100	1.00	212,130	1.71	A	1.00	R05	0.90			166,540

TOTAL	20,038 SF	ZONING	2	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,500	163,800			
Infl1	AVG		BUILDING	302,900	268,100			
N_Index	AVG		DETACHED	1,000	900			
			OTHER	0	0			
			TOTAL	470,400	432,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 10X12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2018	TL
MODEL	1		RESIDENTIAL	LIST	1/16/2018	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1991	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$199	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	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	768		48.35	37,134
A	BAS	L	BASE AREA	768	1991	216.67	166,402
A	USF	L	UPPER STORY FIN	768	1991	114.21	87,716
B	DKC	N	DECK-COMPOSITE	20		65.97	1,319
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711
	GFP	O	GAS FIREPLACE	1		6,722.60	6,723

TOTAL RCN	306,005
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U

EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99

RCNLD	\$302,900
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