

Key: 285

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 282

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
HITE GEOFFREY SEAN CAROLYN JEAN HITE 5 WINSTON AVE BUZZARDS BAY, MA 02532-2351				3.0-160-0				5 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HITE GEOFFREY SEAN				05/08/1998	O	89,900	11414-190				

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	%
980083	02/26/1998	12	CYCLICAL		01/12/2018	TL	100	100
960160	05/01/1996	3	ALT/RENO	15,000	01/12/1999	JS	100	100
940100	03/25/1994	4	DETACH.STRUC	1,200	07/09/1997	JS	100	100
		9	DECK	1,200	01/13/1995	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	20,591 3		1.00 100	1.00 100	212,130	1.67	A	1.00 R05	0.90		167,340

TOTAL	20,604 SF	ZONING	2	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	167,300	164,600
Infl1	AVG		BUILDING	239,800	212,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	407,100	376,700

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	1/12/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/19/2018	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	6/19/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1991	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
\$NLA(RCN)	\$263	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES		1.5	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		75	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	13	HARDWOOD-W/W	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		50.93	39,112
A	BAS	L	BASE AREA	768	1991	228.21	175,266
A	USF	L	UPPER STORY FIN	384	1991	121.74	46,747
B	WDK	N	WOOD DECK	312		23.63	7,373
	BMF	N	BSMT FINISH	576		48.47	27,921
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069

TOTAL RCN	303.486
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	\$239,800

