Key: 286

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 283

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOVE JOSEPH & LINDA LOVE 7 WINSTON AVE BUZZARDS BAY, MA 02532	3.0-161-0	7 WINSTON AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOVE JOSEPH &	10/24/2022	QS	620,000	35439-100
ANDREWS JOHN W	03/30/1992	QS	99,280	07942-00306

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	%
		12	CYCLICAL		01/12/2018	TL	100	100
03183	04/04/2003	4	DETACH.STRUC	65,000	03/16/2004	TL	100	100
910595	11/26/1991	1	NEW CONSTRUC	24,000	07/16/1993	CP	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,121	3 1.00	100 1.00	100 1.00	212,130	1.70	A 1.00	R05 0.90			166,670

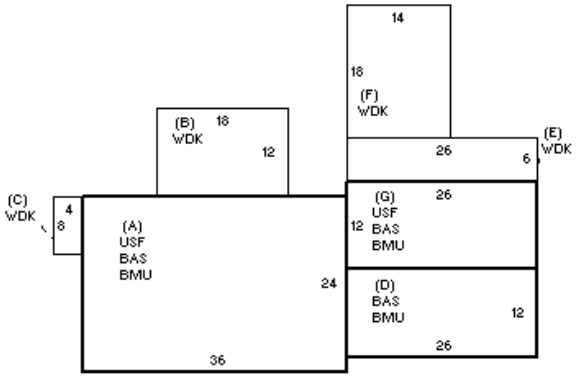
TOTAL	20,125 SF	ZONING	2	FRNT	203
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	166,700	163,900
BUILDING	441,500	407,200
DETACHED	1,800	0
OTHER	0	0
TOTAL	**610,000**	**571,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800

PHOTO 05/05/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [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	5/5/2023	TL

YEAR BLT	1991	SIZE ADJ	1.000
NET AREA	2,664	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	1,488		33.86	50,388
A	BAS	L	BASE AREA	864	1991	194.46	168,015
A	USF	L	UPPER STORY FIN	864	1991	110.21	95,218
+	WDK	N	WOOD DECK	656		22.64	14,853
+	BAS	L	BASE AREA	624	2003	194.46	121,344
G	USF	L	UPPER STORY FIN	312	2003	110.21	34,384
	BMG	O	BSMT GARAGE	2		7,555.70	15,111
	FIX	O	XTRA FIXTURES	4		2,257.28	9,029
	GFP	O	GAS FIREPLACE	1		6,784.00	6,784
	MST	O	MAS/METAL STACK	1		4,230.50	4,231

TOTAL RCN	519,357

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$441,500