Key: 287

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 284

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HOGAN MARK A & FARRELL EMILY S 3 WINCHESTER AVENUE BOURNE, MA 02532	3.0-162-0	3 WINCHESTER AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HOGAN MARK A &	04/22/2004	QS	320,000	18485-139
HOWARD JOHN E JR &	09/05/2001	QS	205,000	()
ESTEY STEPHEN O &	02/15/2000	X		()

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

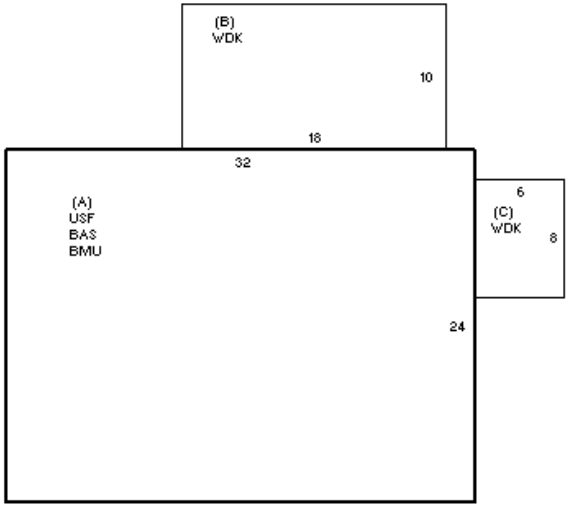
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		02/05/2018	TL	100	100
16586	07/13/2016	3	ALT/RENO	10,000	08/25/2016		100	100
09522	10/20/2009	3	ALT/RENO	1,350	04/22/2010	TL	100	100
07612	10/09/2007	3	ALT/RENO	3,000	03/26/2008	TL	100	100
200191	04/04/2000	8	POOL	3,900	09/04/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,243	3 1.00	100 1.00	100 1.00	212,130	1.51	A 1.00	R05 0.90			171,090

TOTAL	23,261 SF	ZONING	2	FRNT	193
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	171,100	168,200
BUILDING	257,300	227,700
DETACHED	0	0
OTHER	0	0
TOTAL	**428,400**	**395,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APR	A 1.00	10 0.90	24 X 52			0.00	
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 02/05/2018

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	2/5/2018	TL
LIST	2/5/2018	EST
REVIEW		

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	1	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	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
A	BMU	N	BSMT UNFINISHED	768		49.28	37,848
A	BAS	L	BASE AREA	768	1992	220.84	169,602
A	USF	L	UPPER STORY FIN	768	1992	116.41	89,403
+	WDK	N	WOOD DECK	228		27.73	6,322
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	310,015

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		$257,300