

Key: 288

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 285

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WILLETT DANIEL J AND MARY M HART 5 WINCHESTER AVE BUZZARDS BAY, MA 02532-2374				3.0-163-0				5 WINCHESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WILLETT DANIEL J AND				06/02/1992	QS	114,610	08049-00176				

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	%
16303	04/22/2016	14	SOLAR	15,000	02/05/2018	TL	100	100
07745	12/11/2007	10	WOODSTOVE	3,795	08/21/2008	DB	100	100
920170	04/14/1992	1	NEW CONSTRUC	28,400	01/20/1993	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	20,088 3	1.00	100	1.00	100	1.00	212,130	1.70	A	1.00	R05 0.90	166,640

TOTAL	20,081 SF	ZONING	2	FRNT	102	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,600	163,900			
Infl1	AVG		BUILDING	263,300	233,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	429,900	396,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/5/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	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	1	GABLE	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	864		40.88	35,321
A	BAS	L	BASE AREA	864	1992	222.32	192,084
A	USF	L	UPPER STORY FIN	648	1992	121.90	78,992
+	WDK	N	WOOD DECK	411		23.95	9,842
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN	333,277
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	\$263,300

