Key: 290

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 287

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
OLDHAM EUGENE H III **9 WINCHESTER AVE** **BOURNE, MA 02532-2374**	**3.0-165-0**	**9 WINCHESTER AVE**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
OLDHAM EUGENE H III	10/15/1998	QS	139,000	11763-97
LANDUSKY, TIMOTHY J.	04/23/1993	D	115,000	N/A-N/A

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

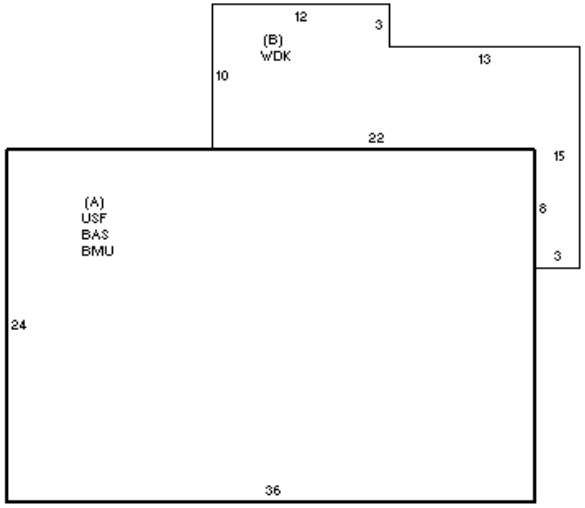
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17494	06/28/2017	15	INSULATE/WEA	2,135			100	100
07634	10/16/2007	3	ALT/RENO	3,500	03/26/2008	TL	100	100
01408	07/09/2001	8	POOL	2,200	03/28/2002	TL	100	100
930107	03/30/1993	1	NEW CONSTRUC	10,000	11/09/1993	JS	100	100
920397	07/21/1992	1	NEW CONSTRUC	24,000	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	21,533	3 1.00	100 1.00	100 1.00	212,130	1.61	A 1.00	R05 0.90			168,670

TOTAL	21,519 SF	ZONING	2	FRNT	104
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	168,700	165,900
BUILDING	263,600	233,300
DETACHED	0	0
OTHER	0	0
TOTAL	**432,300**	**399,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
APO	A 1.00	10 0.90	18 X 52			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	1,728	DETAIL ADJ	1.000
$NLA(RCN)	$184	OVERALL	1.020

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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-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	864		37.57	32,458
A	BAS	L	BASE AREA	864	1992	204.29	176,509
A	USF	L	UPPER STORY FIN	864	1992	110.90	95,819
B	WDK	N	WOOD DECK	235		26.68	6,270
	FIX	O	XTRA FIXTURES	3		2,193.97	6,582

TOTAL RCN	317,637

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		$263,600