

Key: 292

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 289

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
GIACOMOZZI MATTHEW 15 WINCHESTER AVE BOURNE, MA 02532				3.0-167-0				15 WINCHESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GIACOMOZZI MATTHEW				08/12/2016	L	300,000	29858-169				
FEDERAL NATIONAL MORTGAGE				07/21/2016	L	250,800	29811-279				
TUNKARA LYNNE ESTATE OF				04/07/2014	F		28073-90				

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	%
EXB-21-530 02772	08/02/2021 11/19/2002	15 2	INSULATE/WEA ADDITIONS	35,000	06/07/2004	JS	100 100	100 100

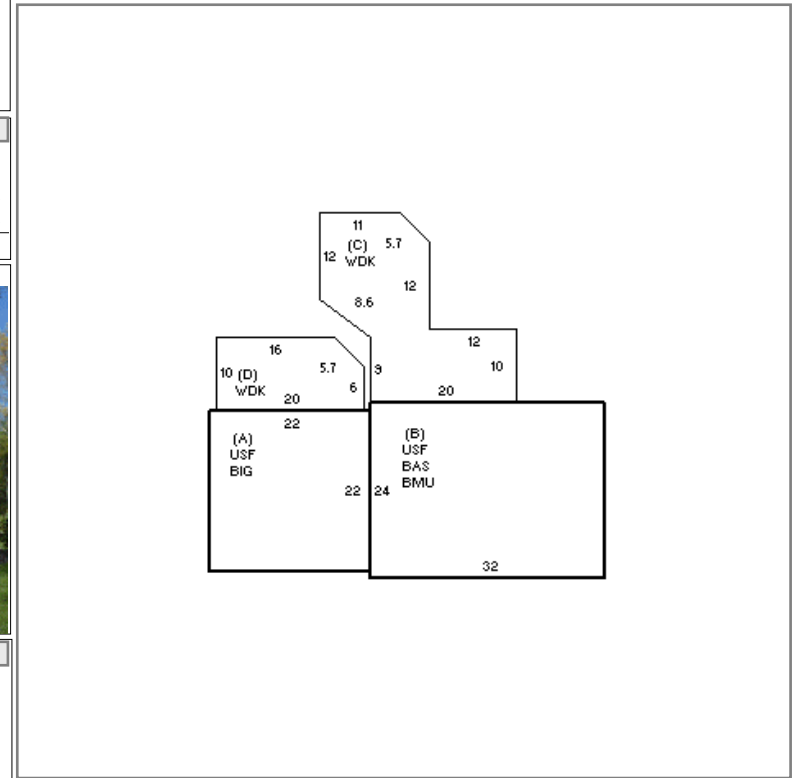
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,318	3	1.00	100	1.00	100	1.00	212,130	1.41	A	1.00	R05	0.90			174,020

TOTAL	25,308 SF	ZONING	2	FRNT	187	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	174,000	171,100			
Infl1	AVG		BUILDING	339,800	300,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	513,800	471,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	5/21/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/21/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424,753
NET AREA	2,020	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	484		83.52	40,426	CONDITION ELEM	CD
\$NLA(RCN)	\$210	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	484	2002	110.76	53,607	EXTERIOR	A
				ROOF SHAPE	3	GAMBREL	1.00	B	BMU	N	BSMT UNFINISHED	768		49.04	37,661	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	768	1992	219.74	168,763	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	768	1992	110.76	85,061	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	614		22.75	13,971	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,384.20	9,384	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	7		2,268.63	15,880			
				USE	0		1.00										

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$339,800
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