

Key: 4236

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.321

LEGALS

CURRENT OWNER						PARCEL ID			LOCATION			
WINTERLE JOHN F TR JOHN F WINTERLE REV TRUST 50 BATTERY STREET PH 2 BOSTON. MA 02109						20.3-157-10			258 MAIN ST			
TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)		
						11/19/2010	F	100		(C162-C1)		
						10/24/1988	QS	117,500		(C162-C1)		

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
3430	100	BUS CONDOS				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-307	05/19/2022	3	ALT/RENO	18,000				0
11771	12/13/2011	3	ALT/RENO	5,400				100
03190	04/08/2003	3	ALT/RENO	40,000	12/29/2003	MJ		100
02395	06/14/2002	3	ALT/RENO	3,600	12/29/2003	MJ		100

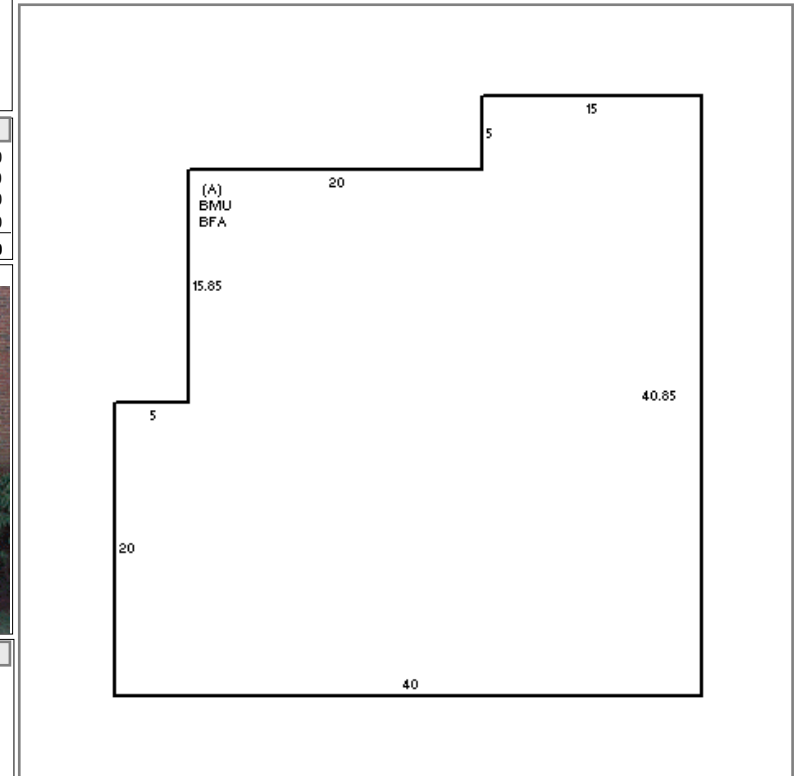
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	2.040 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	
Infl1			BUILDING	175,400	168,700		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	175,400	168,700		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/28/2019	BC
MODEL	30		COMM CONDOS	LIST	2/28/2019	EST
STYLE	14	2.20	MEDICAL COND [100%]	REVIEW	2/28/2019	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,430	DETAIL ADJ	1.000
\$NLA(RCN)	\$139	OVERALL	1.034
CAPACITY		UNITS	ADJ
ROOMS	0	1.00	
BEDROOMS	0	1.00	
BATHROOMS	0	1.00	
HALFBATHS	1	1.00	
FIREPLACES	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
COMPLEX	36	BB PROFESSIONAL	0.47
OCCUPANCY	1	YEAR ROUND	1.00
FLOOR/LOC	1	FIRST FLOOR	1.00
VIEW INFL	5	AVERAGE	1.00
HT/CL	9	WARM/COOL AIR	1.00
WDK/PTA/BALC	1	PRESENT	1.00
PARKING	1	OUTDOOR 1 SPACE	1.00
NET ADJ(%GOOD)	100	100 %RG	1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BFA	L	BLD FLOOR AREA	1,430	1983	121.42	173,632
A	BMU	N	BSMT UNF	1,430		17.99	25,728

TOTAL RCN	199.360
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A
EFF.YR/AGE	1983 / 39
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$175,400