Key: 4237

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,322

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WINTERLE JOHN F TRS JOHN F WINTERLE REV TRUST 50 BATTERY ST PH 2 BOSTON, MA 02109	20.3-157-11	258 MAIN ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WINTERLE JOHN F TRS	12/11/2020	F	100	(C162-C2)
CANAL SIDE PROPERTY LLC	03/31/2003	F	100,000	(C162-C2)
GAGNON RAYMOND A ET ALS		XX		N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
3430	100	BUS CONDOS		1	1 of 1

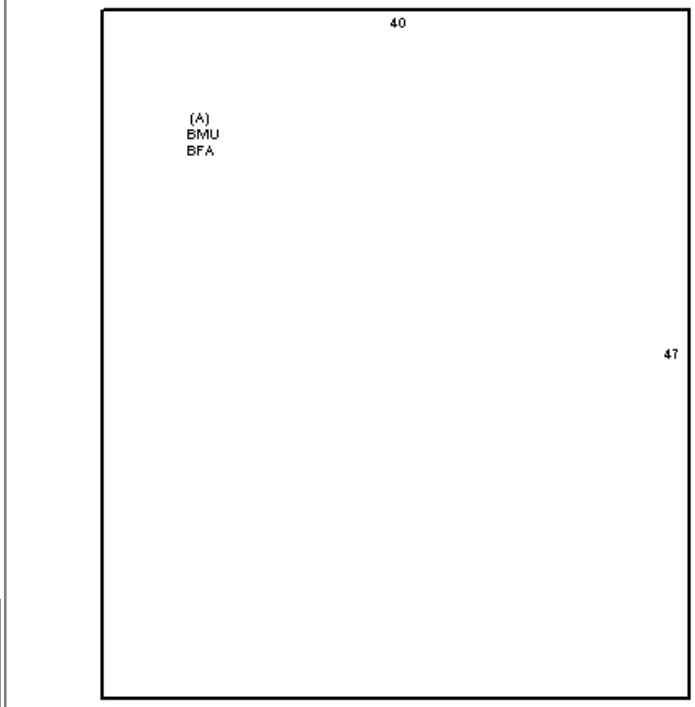
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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
Nbhd		NOTE			
Infl1					
N_Index					

ASSESSED	CURRENT	PREVIOUS
LAND	0	0
BUILDING	221,200	212,700
DETACHED	0	0
OTHER	0	0
TOTAL	221,200	212,700



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/29/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	30		COMM CONDOS
STYLE	14	2.20	MEDICAL COND [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/28/2019	BC
LIST	2/28/2019	EST
REVIEW	2/28/2019	BC

YEAR BLT	1983	SIZE ADJ	1.000
NET AREA	1,880	DETAIL ADJ	1.000
$NLA(RCN)	$134	OVERALL	1.034

CAPACITY	UNITS	ADJ
ROOMS	0	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
HALFBATHS	1	1.00
FIREPLACES	0	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	1,880	1983	115.69	217,500
A	BMU	N	BSMT UNF	1,880		17.99	33,824

TOTAL RCN 251,324

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 $221,200