

Key: 5019

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.148

LEGAL

LAND

DETAILED

BUILDING

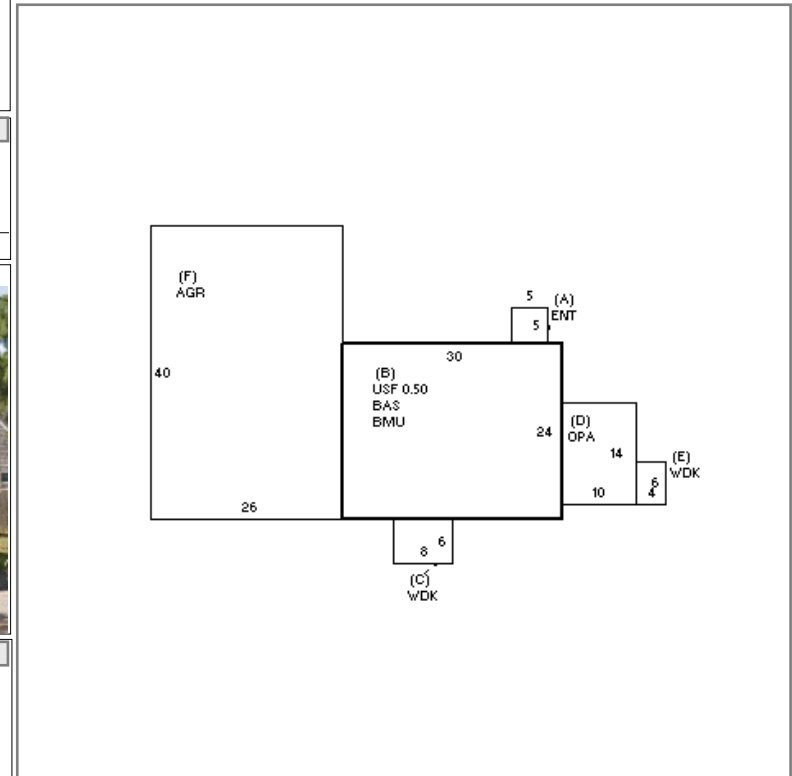
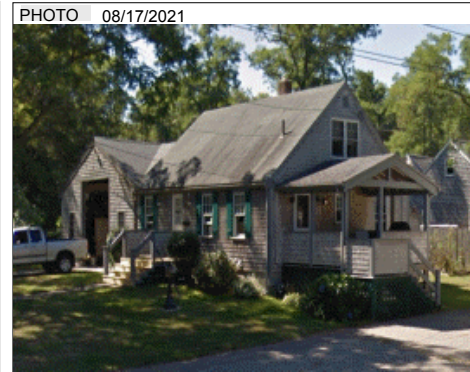
CURRENT OWNER				PARCEL ID				LOCATION			
GAROFOLI CAROL A 44 BOLTON STATION ROAD LANCASTER, MA 93534				24.2-42-0				3 WINSLOW ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
GAROFOLI CAROL A				08/28/2019	F	100	N/A-N/A				
PUPECKI WILLIAM A &				09/07/2004	QS	279,900	19012-21				
HORTON ROBERT A &				06/04/1996	QS	90,500	10235-284				

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-23-780	11/15/2023	15	INSULATE/WEA	3,437			100	100
13820	11/21/2013	15	INSULATE/WEA	3,568			100	100
05144	03/07/2005	4	DETACH.STRUC	19,000	06/12/2007	TL	100	100
200169	03/29/2000	2	ADDITIONS	2,250	01/02/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	11,230	6	1.00	100	1.00	1.00	294,625	2.82	A	1.00	R07	1.25		214,060

TOTAL	11,238 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	214,100	189,500
Infl1	AVG		BUILDING	279,600	247,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	493,700	436,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	8/17/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/17/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/17/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	349,458		
NET AREA	1,080	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	ENT	N	ENCLOSED ENTRY	25		128.66	3,217	CONDITION ELEM	CD		
\$NLA(RCN)	\$324	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	720		51.86	37,339	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	720	1958	232.40	167,326	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	360	1958	123.97	44,629	KITCHEN	G		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	72		60.46	4,353	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	140		77.30	10,823	HEAT	A		
				HEATING/COOLING	8	HEAT PUMP	1.04	F	AGR	N	ATT GARAGE	1,040		62.16	64,648	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,924.70	9,925					
				USE	0		1.00	FIX	O	XTRA FIXTURES	3		2,399.40	7,198					
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$279,600