

Key: 5020

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.149

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ARCH ANDREAS 4 WINSLOW ROAD BOURNE, MA 02532				24.2-43-0				4 WINSLOW ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ARCH ANDREAS				10/20/2017	QS	209,900	30843-298				
CORMIER ANDREW J				04/02/2003	QS	200,000	16681-218				
CALLIS KENNETH G &				05/01/2001	O	85,000	13783-231				

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,600 6		1.00 100	1.00 100	294,625	2.00	A	1.00 R07	1.25		224,590

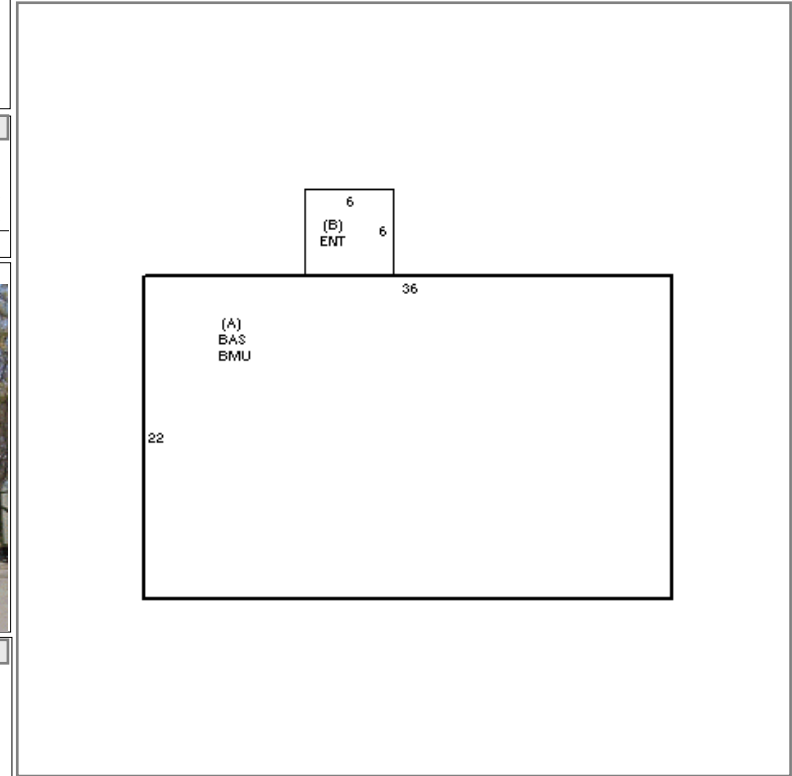
TOTAL	16,596 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	224,600	198,800			
Infl1	AVG		BUILDING	142,000	125,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	366,600	324,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/17/2018	BC
MODEL	1		RESIDENTIAL	LIST	8/17/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/17/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	792	DETAIL ADJ	1.000
\$NLA(RCN)	\$256	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	792		45.54	36,071
A	BAS	L	BASE AREA	792	1960	204.09	161,636
B	ENT	N	ENCLOSED ENTRY	36		83.63	3,011
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN	202,825
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	A
ELECT	A
EFF.YR/AGE	1989 / 33
COND	30 30 %
FUNC	0
ECON	0
DEPR	30 % GD 70
RCNLD	\$142,000