Key: 5022

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,151

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HIDENFELTER MICHAEL A &	24.2-45-0	8 WINSLOW ST
AMY B HIDENFELTER		
8 WINSLOW ST		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HIDENFELTER MICHAEL A &	07/20/2005	QS	296,000	20064-22
FITZMAURICE MARK	05/20/1988	QS	132,000	6267-106

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

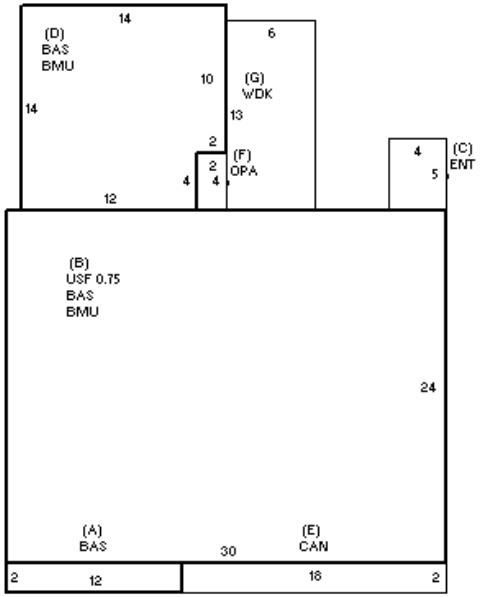
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
19873	09/23/2019	3	ALT/RENO	43,554	04/06/2021		100	100
08415	08/07/2008	2	ADDITIONS	50,000	09/23/2009	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,460	6 1.00	100 1.00	100 1.00	294,625	2.57	A 1.00	R07 1.25			216,470

TOTAL	12,458 SF	ZONING	1	FRNT	0
Nbhd	BOURNE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	216,500	191,600
BUILDING	255,400	226,000
DETACHED	0	0
OTHER	0	0
TOTAL	**471,900**	**417,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 08/17/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2021	RP
LIST	8/17/2021	EST
REVIEW	8/17/2021	RP

YEAR BLT	1962	SIZE ADJ	1.015
NET AREA	1,472	DETAIL ADJ	1.000
$NLA(RCN)	$217	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
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
+	BAS	L	BASE AREA	932	1962	219.39	204,476
+	BMU	N	BSMT UNFINISHED	908		40.34	36,631
B	USF	L	UPPER STORY FIN	540	1962	121.74	65,737
C	ENT	N	ENCLOSED ENTRY	20		126.35	2,527
E	CAN	N	CANOPY	36		15.09	543
F	OPA	N	OPEN PORCH	8		105.24	842
G	WDK	N	WOOD DECK	78		48.68	3,797
	FIX	O	XTRA FIXTURES	2		2,355.95	4,712

TOTAL RCN	319,265

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$255,400