

Key: 5024

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.153

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
DELUCA FRANK W 12 WINSLOW ST BOURNE, MA 02532				24.2-47-0				12 WINSLOW ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DELUCA FRANK W				02/04/1991	QS	96,000	7431-261				
DELUCA FRANK W					XX		N/A-N/A				

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	%
13545		3	ALT/RENO		09/22/2020	TL	100	100
200492	08/16/2013	4	DETACH.STRUC	25,000	01/29/2015	DB	100	100
	08/08/2000	3	ALT/RENO	20,000	09/04/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,000 6	1.00	100	1.00	100	1.00	294,625	4.35	A	1.00	R07 1.25	205,760

TOTAL	7,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE CANAL INFLUENCE	LAND	205,800	182,100			
Infl1	AVG		BUILDING	190,700	168,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	396,500	350,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/30/2015	DB
MODEL	1		RESIDENTIAL	LIST	1/30/2015	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/22/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1958	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	888	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	600		47.42	28,453
\$NLA(RCN)	\$262	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	600	1958	223.70	134,218
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	PTA	N	PATIO	200	14.54	2,907
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	288		91.22	26,270	
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.02	C	USF	L	UPPER STORY FIN	288	2013	113.35	32,646	
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	144		40.71	5,862	
BATHROOMS	1	1.00	HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	1		2,194.30	2,194	
BATHROOMS	1	1.00	FUEL SOURCE	1	OIL	1.00									
FIXTURES	6	1.00	USE	0		1.00									
GARAGE CAPACITY	0	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	232,550	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE	2001 / 21		
COND	18 18 %		
FUNC	0		
ECON	0		
DEPR	18 % GD 82		
RCNLD	\$190,700		

