

Key: 5348

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.491

LEGAL

LAND

DETACHED

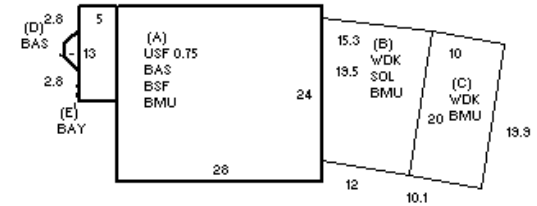
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WINTERS FRANKLIN & PRISCILLA CO-TRS FRANKLIN WINTERS TR 3 CROSS ROAD BOURNE, MA 02532				26.1-123-0				3 CROSS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINTERS FRANKLIN & PRISCI				11/01/2019	F	10	32432-213				
WINTERS FRANKLIN A &				04/24/1997	QS	135,000	10714-146				
MARTIN WILLIAM A &				10/22/1993	QS	134,000	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 %
19977	10/21/2019	3	ALT/RENO	9,220	12/10/2019	TL	100 100
10233	05/11/2010	15	INSULATE/WEA	1,887	06/24/2010	TL	100 100
01047	01/29/2001	2	ADDITIONS	7,000	12/27/2001	TL	100 100
990385A	06/24/1999	2	ADDITIONS	4,000	11/28/1999	MS	100 100

TOTAL	6,665 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	361,100	319,600			
Inf1	AVG		BUILDING	271,800	243,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	632,900	563,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 P	0.40 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	12/10/2019	TL
MODEL	1		RESIDENTIAL	LIST	12/10/2019	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.015
NET AREA	1,249	DETAIL ADJ	1.000
\$NLA(RCN)	\$286	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,139		40.71	46,373
EXT COVER	1	WOOD SHINGLE	1.02	A	BSF	N	BSMT SEMI-FIN	672		20.53	13,796
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	672	1967	230.30	154,764
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	504	1967	122.85	61,918
FLOOR COVER	13	HARDWOOD-W/W	1.00	B	SOL	N	SOLARIUM	267		96.29	25,709
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	467		23.85	11,137
HEATING/COOLING	9	WARM-COOL AIR	1.03	D	BAS	L	BASE AREA	65	2001	230.31	14,970
FUEL SOURCE	2	GAS	1.00	E	BAY	L	BAYWINDOW	8	2001	202.23	1,618
USE	0		1.00	BMG	O		BSMT GARAGE	1		7,958.40	7,958
				F21	O		FPL 2S 1OP	1		9,835.20	9,835
				FIX	O		XTRA FIXTURES	4		2,377.58	9,510

TOTAL RCN	357,587
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$271,800