

Key: 6145

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.303

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
WINSLOW HENRY NICHOLS 15 TURNER ST NEWTONVILLE, MA 02460				30.2-16-0				1 MARYLAND AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WINSLOW HENRY NICHOLS				06/18/2014	F		28211-99				
WINSLOW HENRY NICHOLS &				11/04/2013	H		27802-106				
WINSLOW KATHARINE N				09/11/1958	F	1	1016-39				

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	%


LAND

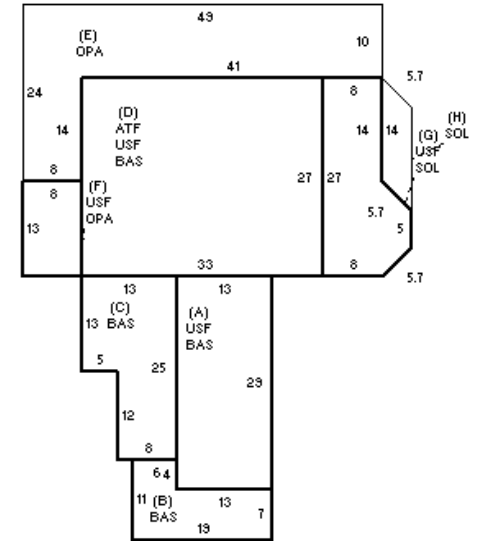
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	1,508,480	1.00	A	1.00	BSP	6.40	1,384,920
300	A	1,582	9	1.00	100	104,320	1.00	A	1.00	BSP	6.40	165,030

DETACHED

TOTAL	2.500 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH		NOTE				LAND	1,550,000	1,371,500
Infl1	AVG						BUILDING	674,400	596,900
N_Index	AVG						DETACHED	28,900	27,600
							OTHER	0	0
							<b>TOTAL</b>	<b>2,253,300</b>	<b>1,996,000</b>

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	08/13/2008
DGF	A	1.00	A 0.75 22 X 24		528	36.34	14,400		
DGF	A	1.00	F 0.60 13 X 23		299	46.93	8,400		
DGF	A	1.00	F 0.60 12 X 16		192	53.31	6,100		



BUILDING	CD	ADJ	DESC	MEASURE	8/13/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/13/2008	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	9/21/2016	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1883	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	733,088
NET AREA	3,314	DETAIL ADJ	1.000	FOUNDATION	1	PIER	1.00	+	BAS	L	BASE AREA	1,690	1883	209.48	354,015		
\$NLA(RCN)	\$221	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,624	1883	120.62	195,888		
				ROOF SHAPE	3	GAMBREL	1.00	D	ATF	N	ATTIC FINISH	891		70.46	62,780		
				ROOF COVER	2	WOOD SHINGLES	1.02	+	OPA	N	OPEN PORCH	706		68.28	48,205		
				FLOOR COVER	2	SOFTWOOD	1.02	G	SOL	N	SOLARIUM	252		100.05	25,213		
				INT. FINISH	1	PLASTER	1.00	H	SOL	N	SOLARIUM	56		127.12	7,119		
				HEATING/COOLING	13	NONE	0.80	F21	O	FPL 2S 1OP	1		10,219.90	10,220			
				FUEL SOURCE	8	NONE	1.00	FIX	O	XTRA FIXTURES	12		2,470.68	29,648			
				USE	0		1.00										

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	A

EFF. YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$674,400
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