

Key: 8143

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.309

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
PELUSI FAITH R 115 CHURCH ST WINCHESTER, MA 01890				38.3-169-0				45-47 COVE LN				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
PELUSI FAITH R				03/30/2020	QS	2,557,500	(222210)					
LEBLANC THOMAS R ETUX				03/24/2016	F	100	(209045)					
LEBLANC THOMAS R				04/28/2011	G	137,000	25413-122					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	11	1.00	100	1,343,490	1.00	A	1.00	BEX	5.70	1,233,440
300	A	2,422	11	1.00	100	92,910	1.00	A	1.00	BEX	5.70	225,030
325	A	16,150	11	1.00	80	3,899	1.00	ML	0.60	BEX	5.70	62,970

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
13261	04/25/2013	8	POOL	22,000	09/29/2015	TL	100 100
12197	03/28/2012	1	NEW CONSTRUC	414,500	09/29/2015	TL	100 100
12011	01/09/2012	1	NEW CONSTRUC		08/29/2012	TL	100 100

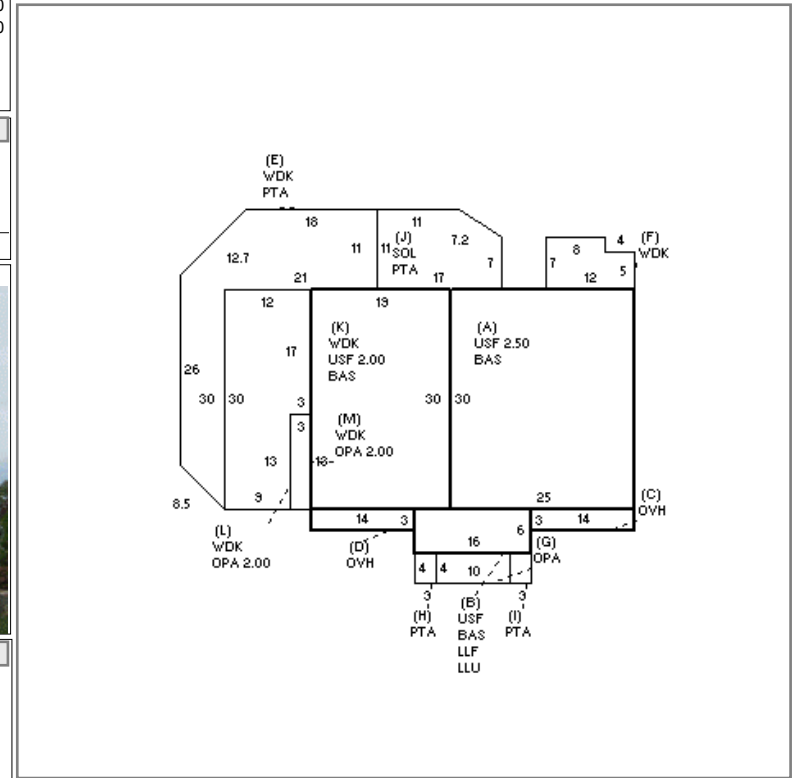
DETACHED

TOTAL	19.490 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N 62,003 s.f. upland; 83271 s.f. wetland O 300 16.150 ac=Thatch Island 2.15 and marsh 14 ac on T Wings Neck=infl & topo E				LAND	1,521,400	1,346,000
Infl1	AVG					BUILDING	1,694,200	1,515,200
N_Index	AVG					DETACHED	25,800	24,600
						OTHER	231,900	207,400
						TOTAL	3,473,300	3,093,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.90	10 0.90	2013	492	58.33	25,800



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2016	TL
MODEL	1		RESIDENTIAL	LIST	3/1/2016	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/30/2022	MR
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	0.980	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	4,707	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$383	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00
STORIES	2.5	ADJ	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	7		1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	5		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	4		1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	17		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	3		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,802,383
+	BAS	L	BASE AREA	1,416	2012	427.89	605,890	CONDITION ELEM CD	
+	USF	L	UPPER STORY FIN	3,111	2012	202.08	628,668	EXTERIOR	A
B	LLU	N	LOWER LEVEL UNF	96		96.21	9,236	INTERIOR	A
B	LLF	L	LOWER LEVEL FIN	96	2012	163.73	15,718	KITCHEN	A
+	OVH	L	OVERHANG	84	2012	422.39	35,481	BATHS	A
+	PTA	N	PATIO	618		31.71	19,599	HEAT	A
+	WDK	N	WOOD DECK	1,425		49.82	70,994	ELECT	A
+	OPA	N	OPEN PORCH	760		137.27	104,324		
J	SOL	N	SOLARIUM	175		223.55	39,121	EFF.YR/AGE	2013 / 9
ELV	O	O	ELEVATOR (MULTI)	1		111,453.70	111,454	COND	6 6 %
F31	O	O	FPL 3S 1OP	1		23,377.60	23,378	FUNC	0
FIX	O	O	XTRA FIXTURES	22		4,967.06	109,275	ECON	0
GFP	O	O	GAS FIREPLACE	1		14,927.40	14,927	DEPR	6 % GD 94
WPL	O	O	WHIRLPOOL	1		14,318.60	14,319	RCNLD	\$1,694,200

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LEGAL

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1090	100	MULTIPLE DWELLING				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

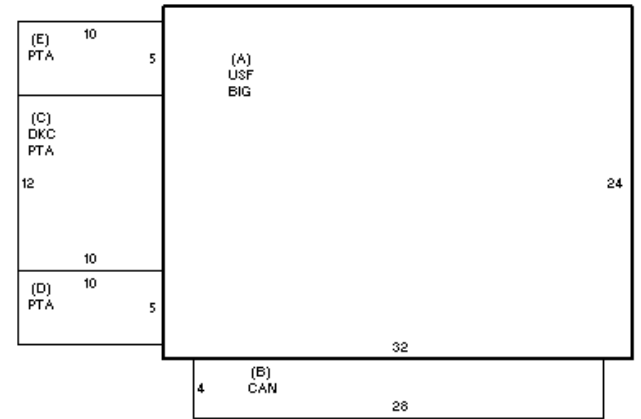
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	231,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/01/2015
									



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/1/2016	TL
MODEL	1		RESIDENTIAL	LIST	3/1/2016	TL
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	7/18/2018	BC
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2012	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	246,726
NET AREA	768	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BIG	N	BUILT-IN GARAGE	768		115.84	88,969		
\$NLA(RCN)	\$321	OVERALL	0.770	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	768	2012	170.80	131,173		
				ROOF SHAPE	3	GAMBREL	1.00	B	CAN	N	CANOPY	112		19.28	2,160		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	PTA	N	PATIO	220		21.36	4,698		
				FLOOR COVER	1	HARDWOOD	1.02	C	DKC	N	DECK-COMPOSITE	120		98.63	11,836		
				INT. FINISH	2	DRYWALL	1.00		KIT	O	EXTRA KITCHEN	1		7,890.10	7,890		
				HEATING/COOLING	9	WARM-COOL AIR	1.03										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

TOTAL RCN	246,726
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2013 / 9
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD	\$231,900