

Key: 8793

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.973

LEGAL

LAND

DETACHED

BUILDING

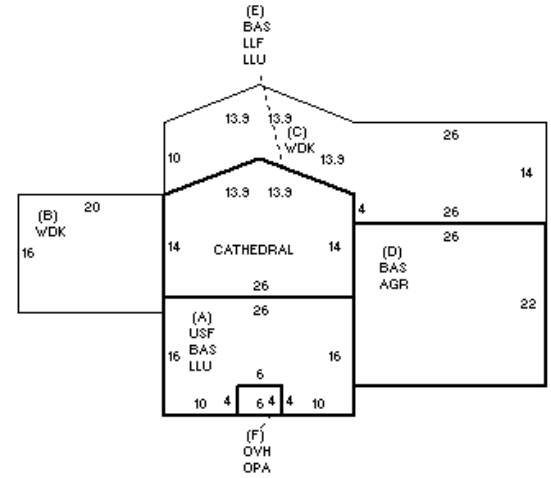
CURRENT OWNER		PARCEL ID		LOCATION	
WINTERFELDT CRAIG & CHRISTINA WINTERFELDT 4 OLD ORCHARD RD SHERBORN, MA 01770		42.0-36-1		90 OLD NORTH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
WINTERFELDT CRAIG & LANGDON IVAR PAUL & CORTESE SANDRA		08/02/2022	QS	1,375,000	35285-242
		04/21/2020	QS	850,000	32843-321
		04/19/2018	N		31212-59

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 %
16765	09/02/2016	3	ALT/RENO	8,876			100 100
903590	02/06/1990	10	WOODSTOVE	500	10/21/1991	HS	100 100

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	1.00	100	1.00	942,800	1.00	A	1.00	BGD	4.00	865,580
300	A	0.612	11	1.00	100	1.00	100	1.00	39,120	1.00	ML	0.60	BGD	4.00	23,940

TOTAL	1.530 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	abutts wings cove association beach .. 03/19; adj lpi/view to bgd			LAND	889,500	787,200
Infl1	AVG		BUILDING	417,900	369,900			
N_Index	AVG		DETACHED	1,600	1,500			
						OTHER	0	0
						TOTAL	1,309,000	1,158,600

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	10 X 20	200	15.95	1,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/11/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/11/2021	RP
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/4/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1983	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	535,775
NET AREA	2,238	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	821		38.88	31,921	CONDITION ELEM	CD
\$NLA(RCN)	\$239	OVERALL	1.150	EXT COVER	10	VERT BOARD	1.00	+	BAS	L	BASE AREA	1,393	1983	228.12	317,776	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	392	1983	133.53	52,344	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	944		25.92	24,470	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	572		75.00	42,901	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	E	LLF	L	LOWER LEVEL FIN	429	1983	74.88	32,124	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	OPA	N	OPEN PORCH	24		115.39	2,769	ELECT	A
				FUEL SOURCE	2	GAS	1.00	F	OVH	L	OVERHANG	24	1983	219.75	5,274		
				USE	0		1.00	F	F21	O	FPL 2S 1OP	1		10,690.10	10,690		
									FIX	O	XTRA FIXTURES	6		2,584.43	15,507		
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$417,900