Key: 9564

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,788

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORTESE CHRISTINE V 37 WINSTEAD ROAD WEYMOUTH, MA 02189	43.4-20-0	36 WAMSUTTA AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORTESE CHRISTINE V	08/30/2019	QS	355,000	(220411)
BORGATTI ROBERT J	05/18/2009	H	1	(188561)
BORGATTI ROBERT J ETUX	03/20/2002	N	190,000	(164623)

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	%
06274	05/09/2006	6	FENCE	400	03/09/2009	TL	100	100

LAND

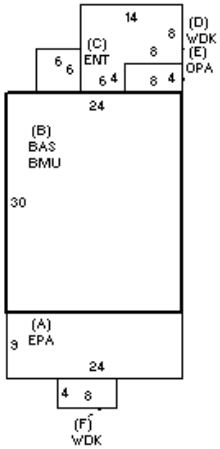
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,271	11 1.00	100 1.00	100 1.00	518,540	5.68	A 1.00	BA- 2.20			356,170

TOTAL	5,271 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	356,200	315,200
BUILDING	160,700	142,200
DETACHED	0	0
OTHER	0	0
TOTAL	**516,900**	**457,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/15/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/15/2002	TL
LIST	7/15/2002	TL
REVIEW	3/9/2009	TL

YEAR BLT	1960	SIZE ADJ	1.020
NET AREA	720	DETAIL ADJ	1.000
$NLA(RCN)	$294	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	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
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	216		65.87	14,228
B	BMU	N	BSMT UNFINISHED	720		46.48	33,467
B	BAS	L	BASE AREA	720	1960	208.29	149,972
C	ENT	N	ENCLOSED ENTRY	36		85.36	3,073
+	WDK	N	WOOD DECK	168		35.32	5,934
E	OPA	N	OPEN PORCH	32		82.27	2,633
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	211,456

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			$160,700