

Key: 10801

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.075

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CURRENT OWNER		PARCEL ID		LOCATION	
MOORE JOSEPH F & KAREN L -TR MOORE WINSOR ROAD REALTY TRUST 37 MADELINE DR GROTON, MA 01450		51.1-41-0		65 WINSOR RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MOORE JOSEPH F & KAREN L		06/02/2017	F	10	30531-176
MOORE JOSEPH F ETUX		05/04/2017	QS	2,850,000	30466-50
ALDEN JOAN K		03/31/1989	XX		6680-151

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
H792	03/25/2021	3	ALT/RENO		03/01/2023	TL	100 100
181033	11/27/2018	2	ADDITIONS	350,000	03/22/2022	TL	100 100
		2	ADDITIONS	350,000	02/15/2018		100 100
980233	05/15/1998	9	DECK	2,800	09/14/1999	MWS	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	14	1.00	100	1.00	100	1.00	2,769,475	1.00	A	11.75
325	A	2,312	14	1.00	100	1.00	100	1.00	40,185	1.00	ML	11.75

TOTAL	3.230 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	PENNISULA=bsb; Chapter 91 license #88-10 Expires 2095			LAND	2,635,500	2,641,500
Infl1	AVG		BUILDING	1,948,900	1,362,700			
N_Index	AVG		DETACHED	105,300	99,000			
			OTHER	0	0			
			TOTAL	4,689,700	4,103,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
BHF	G	1.20	10 0.90 11 X 19		209	30.36	5,700
WDK	G	1.20	10 0.90 5 X 10 & 5 X	2018	100	21.96	2,000
PPD	V	1.30	10 0.90 125 X 3		375	235.56	79,500
FLD	V	1.30	10 0.90 8 X 16 & 8 X		256	78.52	18,100



BLDG COMMENTS

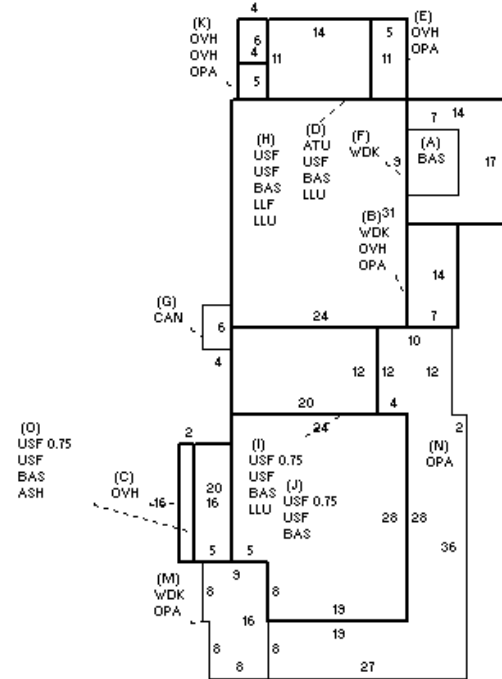
BUILDING	CD	ADJ	DESC	MEASURE	3/1/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/1/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	7/25/2023	RP
QUALITY	E	2.00	EXCELLENT [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1890	SIZE ADJ	0.970	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	6,413	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$362	OVERALL	1.330	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	2	HIP	1.02
STORIES	2.75	UNITS	1.00	ROOF COVER	2	WOOD SHINGLES	1.02
ROOMS	10	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	5		1.00	INT. FINISH	1	PLASTER	1.00
BATHROOMS	4		1.00	HEATING/COOLING	10	HOT/COOL WATER	1.05
FIXTURES	21		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	2		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	392	2019	443.45	173,831
+	OPA	N	OPEN PORCH	869		151.85	131,959
+	OVH	L	OVERHANG	170	1890	467.27	79,437
+	LLU	N	LOWER LEVEL UNF	1,138		82.67	94,074
+	USF	L	UPPER STORY FIN	1,612	2019	223.55	360,361
D	ATU	N	ATTIC UNF	154		109.06	16,795
+	OVH	L	OVERHANG	103	2019	467.27	48,129
+	WDK	N	WOOD DECK	297		66.82	19,847
G	CAN	N	CANOPY	24		39.89	957
H	LLF	L	LOWER LEVEL FIN	744	1890	159.21	118,452
+	USF	L	UPPER STORY FIN	1,696	1890	223.55	379,137
+	BAS	L	BASE AREA	1,696	1890	443.44	752,079
L	ASH	N	ATT SHED	24		64.18	1,540
O	ASH	N	ATT SHED	80		61.54	4,923
F31	O		FPL 3S 1OP	1		25,861.30	25,861
F32	O		FPL 3S 2OP	1		24,826.70	24,827

TOTAL RCN	2,320,126
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE 2003 / 19	
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$1,948,900

* -- Partial Listing. See Next Page.



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12/18/2023 6:02 pm SEQ #: 11.076

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CURRENT OWNER				PARCEL ID				LOCATION			
MOORE JOSEPH F & KAREN L -TR				51.1-41-0				65 WINSOR RD			
MOORE WINSOR ROAD REALTY TRUST				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)
37 MADELINE DR											
GROTON, MA 01450											

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

* -- Partial Listing. See Previous Page.

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND		
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

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

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BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	SIZE ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION *	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	
NET AREA	DETAIL ADJ						FIX	O	XTRA FIXTURES	16		5,494.86	87,918	CONDITION ELEM	
\$NLA(RCN)	OVERALL													CD	
CAPACITY		UNITS	ADJ												
														EFF.YR/AGE	
														COND	
														FUNC	
														ECON	
														DEPR	% GD
														RCNLD	