

Key: 10804

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.079

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|---------|------------|--------------------------|-------------|--|--|--|
| BRIGGS TERRENCE J TRUSTEE ROUSE FAMILY IRREV TRUST PO BOX 623 CATAUMET, MA 02534 | | | | 51.1-43-1 | | | | 5 WINSOR RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| BRIGGS TERRENCE J TRUSTEE ROUSE JAMES E | | | | 12/13/2018 | F XX | | 1 (218144) 00697-0085 | | | | |

| 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 | % |
| 15377 | 05/18/2015 | 9 | DECK | 22,000 | 12/07/2018 | TL | 100 | 100 |

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| 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 | 589,250 | 1.00 | A | 1.00 | BA+ | 2.50 | | 540,980 |
| 300 | A | 0.092 | 14 | 1.00 | 100 | 1.00 | 100 | 1.00 | 40,750 | 1.00 | A | 1.00 | BA+ | 2.50 | | 3,750 |

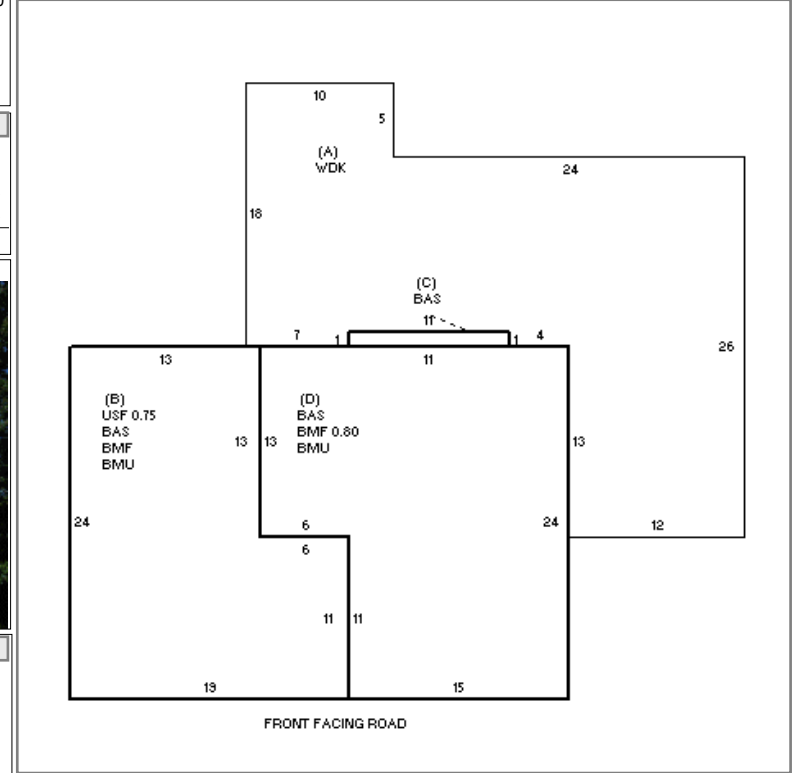
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| TOTAL | 1.010 Acres | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | CATAUMET | NOTE | LAND | 544,700 | 482,100 | | | |
| Infl1 | AVG | | BUILDING | 280,300 | 251,000 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 825,000 | 733,100 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 8 X 12 | | | 0.00 | |



| BLDG COMMENTS |
|---------------|
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| BUILDING | CD | ADJ | DESC | MEASURE | 12/7/2018 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 12/7/2018 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1981 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,111 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$304 | OVERALL | 1.070 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.5 | 1.00 | |
| ROOMS | 8 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 10 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 80 | 1.00 | |
| # OF HALF BATHS | 1 | 1.00 | |
| # OF UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|-----|-----|-----------------|-----------------|-------|------|-----------|--------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | WDK | N | WOOD DECK | 637 | | 23.20 | 14,777 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BMU | N | BSMT UNFINISHED | 816 | | 39.60 | 32,315 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | BMF | N | BSMT FINISH | 378 | | 63.46 | 23,988 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | USF | L | UPPER STORY FIN | 284 | 1981 | 119.50 | 33,938 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | + | BAS | L | BASE AREA | 389 | 1981 | 215.37 | 83,778 |
| INT. FINISH | 2 | DRYWALL | 1.00 | D | BMF | N | BSMT FINISH | 350 | | 63.46 | 22,211 |
| HEATING/COOLING | 5 | ELECTRIC BB | 0.98 | D | BAS | L | BASE AREA | 438 | 1981 | 215.37 | 94,331 |
| FUEL SOURCE | 3 | ELECTRIC | 1.00 | F21 | O | FPL 2S 1OP | | 1 | | 9,567.00 | 9,567 |
| USE | 0 | | 1.00 | FIX | O | XTRA FIXTURES | | 5 | | 2,312.86 | 11,564 |
| | | | | GFP | O | GAS FIREPLACE | | 1 | | 6,950.70 | 6,951 |
| | | | | MST | O | MAS/METAL STACK | | 1 | | 4,334.40 | 4,334 |

| TOTAL RCN | 337,754 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2002 / 20 |
| COND | 17 17 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 17 % GD 83 |
| RCNLD | \$280,300 |