

Key: 10805

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.080

LEGALS

CURRENT OWNER		PARCEL ID	LOCATION			
ECHAVE CELIA M PO BOX 633 CATAUMET, MA 02534		51.1-43-2	1 WINSOR RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
ECHAVE CELIA M		01/03/1995	QS	235,000	(136033)	
KING PRUDENCE C		08/12/1988	QS	305,000	N/A-N/A	

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 %
16588	07/13/2016	9	DECK	30,000	08/02/2017		100 100
13814	11/19/2013	3	ALT/RENO	20,000	08/02/2017		100 100
05339A	05/20/2005	3	ALT/RENO	3,500	01/13/2006	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	40,000	14	1.00	100	1.00	100	1.00	518,540	1.00	BAV	2.20	476,070
300	A	0.092	14	1.00	100	1.00	100	1.00	35,860	1.00	BAV	2.20	3,300

TOTAL	1.010 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE				LAND	479,400	414,600
Infl1	AVG		LAND	306,000	270,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	785,400	685,400

DETACHED

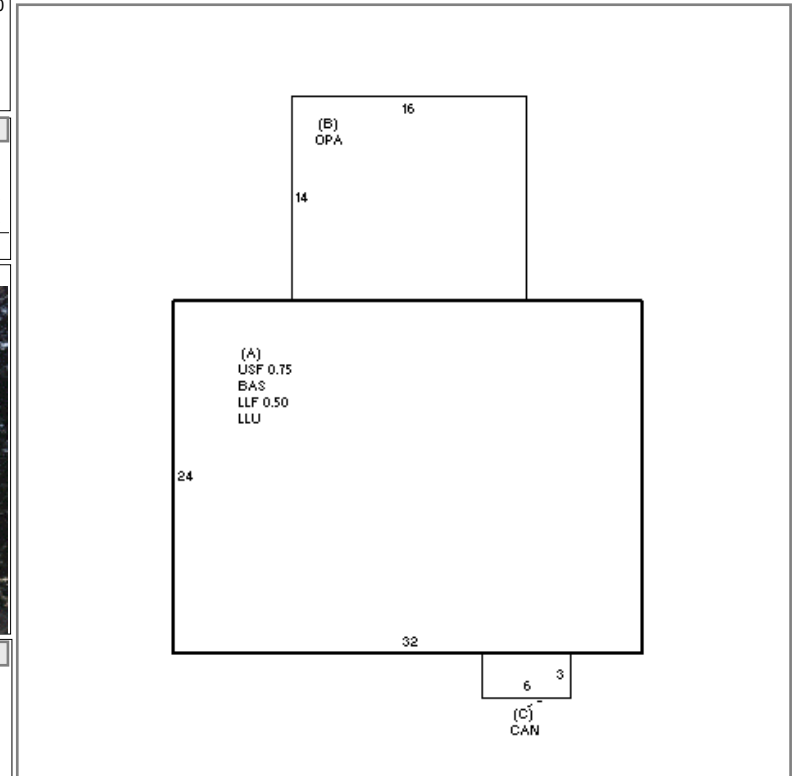
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	A 0.75 8 X 10			0.00		02/25/2019



BUILDING	CD	ADJ	DESC	MEASURE	2/25/2019	TL
MODEL	1		RESIDENTIAL	LIST	2/25/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1920	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	332,661
NET AREA	1,728	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	768		38.82	29,812		
\$NLA(RCN)	\$193	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	LLF	L	LOWER LEVEL FIN	384	1920	75.15	28,859		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1920	220.84	169,602		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	576	1920	117.80	67,854		
				FLOOR COVER	2	SOFTWOOD	1.02	B	OPA	N	OPEN PORCH	224		63.01	14,114		
				INT. FINISH	5	OTHER	1.00	C	CAN	N	CANOPY	18		16.53	298		
				HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH	176		62.56	11,010		
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	3		2,280.03	6,840		
				USE	0		1.00		MST	O	MAS/METAL STACK	1		4,272.80	4,273		



CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92

RCNLD	\$306,000
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