

Key: 1138

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.147

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
KINSHERF ERIC & SHERRL KINSHERF 55 WINSTON AVE BOURNE, MA 02532-2369				6.0-218-0				55 WINSTON AVE				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KINSHERF ERIC & MACDONALD MICHAEL P &				08/23/1999	QS	156,000	12492-79	
				06/19/1992	XX		8075-151					

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 %
H751	09/23/2020	2	ADDITIONS		06/23/2021	TL	100 100
191107	11/15/2019	2	ADDITIONS	12,000	05/13/2020	RP	100 100
910637	12/18/1991	1	NEW CONSTRUC	40,000	11/09/1993	JS	100 100

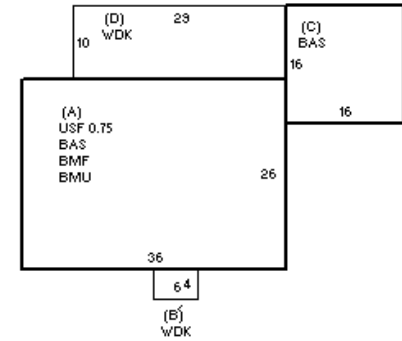
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	43,996 3		1.00	100 1.00	212,130	0.94	A	1.00	R05	0.90	200,390

TOTAL	1.010 Acres	ZONING	2	FRNT	166	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	200,400	197,100			
Infl1	AVG		BUILDING	381,400	341,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	581,800	538,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/13/2020	RP
MODEL	1		RESIDENTIAL	LIST	5/13/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/23/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1993	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	433,399		
NET AREA	1,894	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	936		40.14	37,575	CONDITION ELEM	CD		
\$NLA(RCN)	\$229	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	936		38.21	35,765	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	936	1993	211.34	197,810	INTERIOR	G		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	702	1993	119.70	84,033	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	314		23.51	7,384	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	256	2020	211.33	54,102	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F21	O	FPL 2S 1OP	1		9,697.80	9,698	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3		2,344.57	7,034					
				USE	0		1.00												
																		EFF.YR/AGE	2007 / 15
																		COND	12 12 %
																		FUNC	0 uc
																		ECON	0
																		DEPR	12 % GD 88
																		RCNLD	\$381,400