

Key: 1140

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.149

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
KALKANIS HRISTO 59 WINSTON AVE BUZZARDS BAY, MA 02532				6.0-220-0				59 WINSTON AVE				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
KALKANIS HRISTO				12/05/2011	F	100	25892-30					
KALKANIS HRISTO &				04/20/2011	S	332,000	25391-233					
LEMONAIS DEVELOPMENT CO I				10/01/2010	L	247,000	24875-76					

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 %
EXB-22-66	02/07/2022	3	ALT/RENO	10,051			100 100
EXB-20-382	10/21/2020	14	SOLAR	20,680			100 100
		12	CYCLICAL		02/27/2018	TL	100 100
990610	10/04/1999	1	NEW CONSTRUCT	113,000	05/09/2000	TL	100 100

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	100	1.00	212,130	0.94	A	1.00	R05	0.90			200,390

TOTAL	1.010 Acres		ZONING	2	FRNT	179	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE				LAND	200,400	197,100
Infl1	AVG			BUILDING	403,600	361,300			
N_Index	AVG			DETACHED	4,200	4,000			
				OTHER	0	0			
						TOTAL	608,200	562,400	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 16X20		320	14.76	4,200



BUILDING	CD	ADJ	DESC	MEASURE	2/27/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/27/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	10/2/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

(B) 12  
WDK

12

(A) 26  
ATF  
USF  
BAS  
BMU

38

4 6  
PTA

YEAR BLT	1999	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	469.304		
NET AREA	1,976	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	988		40.60	40,117	CONDITION ELEM	CD		
\$NLA(RCN)	\$238	OVERALL	1.050	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	988	1999	220.82	218,167	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	988	1999	119.87	118,432	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATF	N	ATTIC FINISH	988		67.63	66,817	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	B	WDK	N	WOOD DECK	144		44.00	6,336	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	C	PTA	N	PATIO	24		18.79	451	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	5		2,371.36	11,857	ELECT	A		
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,126.60	7,127				
				USE	0		1.00												
																		EFF.YR/AGE	2005 / 17
																		COND	14 14 %
																		FUNC	0
																		ECON	0
																		DEPR	14 % GD 86
																		RCNLD	\$403,600