

Key: 1312

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.318

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KIROUAC GARY P & C/O DENMARK BENJAMIN T & 2 BIRDSONG HILL RD SAGAMORE BEACH, MA 02562				7.0-123-0				2 BIRDSONG HILL RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DENMARK BENJAMIN T & KIROUAC GARY P &				08/02/2023	QS	580,000	35920-81				
				08/28/1991	D	135,000	7659-321				

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	%
16858	10/03/2016	15	INSULATE/WEA	2,665			100	100
08328	06/26/2008	4	DETACH.STRUC	5,000	06/15/2009		100	100
07680	11/07/2007	3	ALT/RENO	8,000	04/11/2008	TL	100	100
950322	06/29/1995	2	ADDITIONS	11,000	12/05/1995	JC	100	100
910195	05/07/1991	1	NEW CONSTRUC	55,000	03/01/1992	HS	100	100

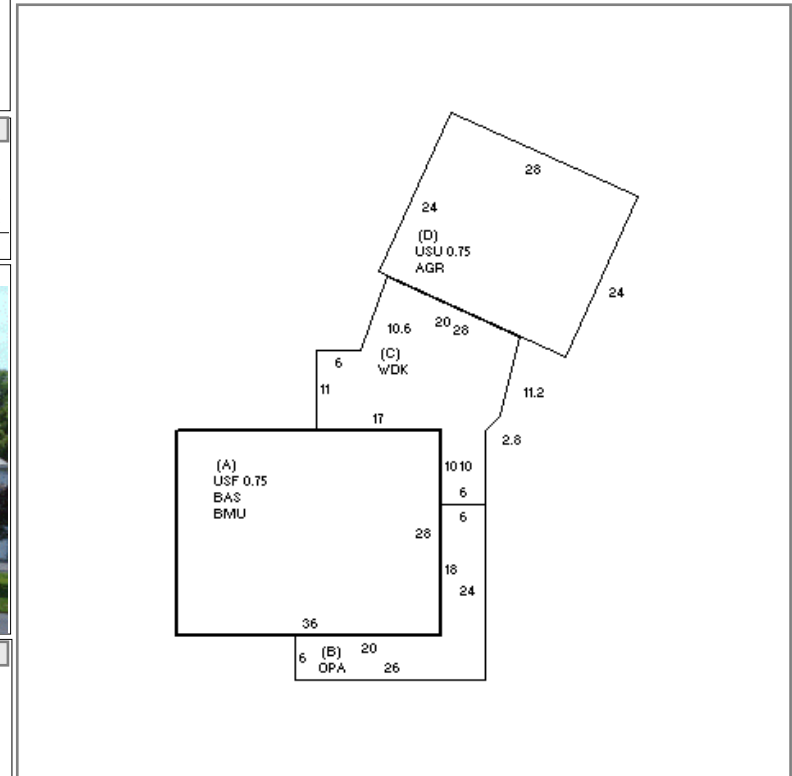
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	17,993 1	1.00	100	1.00	100	1.00	259,270	1.87	A	1.00	R04 1.10	200,040

TOTAL	17,990 SF	ZONING	1	FRNT	139	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	WOODED FLAT CORNER LOT Also frontage on Birdsong Hill Rd			LAND	200,000	177,000
Infl1	AVG		BUILDING	356,700	315,600			
N_Index	AVG		DETACHED	2,900	2,700			
			OTHER	0	0			
			TOTAL	559,600	495,300			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20 10 0.90	12 X 14		168	19.14	2,900



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	MR
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/14/2021	MR
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1991	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	440,339
NET AREA	1,764	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,008		39.44	39,760	CONDITION ELEM	CD
\$NLA(RCN)	\$250	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	1,008	1991	207.65	209,313	EXTERIOR	G
				ROOF SHAPE	6	SALTBOX	1.00	A	USF	L	UPPER STORY FIN	756	1991	117.62	88,919	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	264		63.66	16,807	KITCHEN	A
				FLOOR COVER	35	WW-VINYL	1.00	C	WDK	N	WOOD DECK	469		23.11	10,837	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	672		62.88	42,258	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	D	USU	N	UPPER STORY UNF	504		50.66	25,535	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	3		2,303.67	6,911		
				USE	0		1.00										
				EFF.YR/AGE 2000 / 22													
				COND 19 19 %													
				FUNC 0													
				ECON 0													
				DEPR 19 % GD 81													
				RCNLD \$356,700													