

Key: 289

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 286

LEGAL

LAND

DETACHED

BUILDING

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
JOYCE KRISTYN M TRS KM JOYCE FAMILY TRUST 7 WINCHESTER AVE BOURNE, MA 02532				3.0-164-0				7 WINCHESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
JOYCE KRISTYN M TRS				04/26/2022	F	100	35074-3				
KOWALSKI KRISTYN				03/14/2002	QS	199,900	14927-172				
STERLING RICHARD F &				08/26/1993	D	123,960	08748-00127				

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	%
191106	11/15/2019	4	DETACH.STRUC	26,425	02/25/2020	TL	100	100
		12	CYCLICAL		02/05/2018	TL	100	100
920159	04/13/1992	1	NEW CONSTRUC	24,500	02/18/1994	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,085	3	1.00	100	1.00	100	1.00	212,130	1.70	A	1.00	R05	0.90			166,630

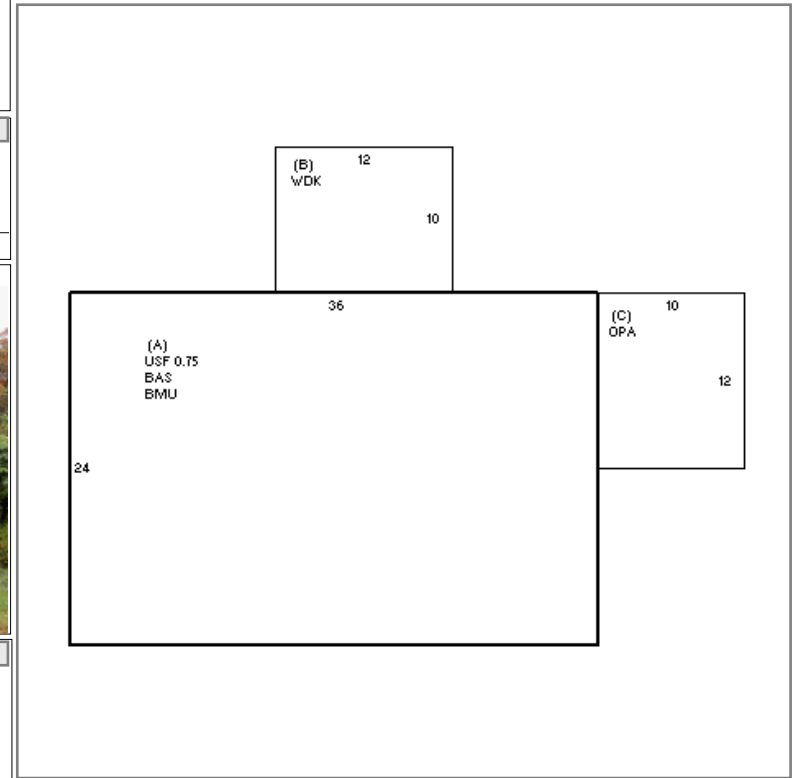
TOTAL	20,081 SF	ZONING	2	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	166,600	163,900
Infl1	AVG		BUILDING	280,500	251,200			
N_Index	AVG		DETACHED	13,400	12,700			
			OTHER	0	0			
						TOTAL	460,500	427,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	
SHF	S	3.00	10 0.90 14 X 24	2019	336	44.27	13,400



BUILDING	CD	ADJ	DESC	MEASURE	2/5/2018	TL
MODEL	1		RESIDENTIAL	LIST	2/5/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/25/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1993	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	337,983
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	864		40.88	35,321		
\$NLA(RCN)	\$224	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	864	1993	222.32	192,084		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	648	1993	121.90	78,992		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	120		44.30	5,316		
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	120		76.93	9,231		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,875.80	9,876		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,387.57	7,163		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
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	\$280,500
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