

Key: 291

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 288

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|--|--|--|--|------------|--|----|--|-------------------|--|--------------|--|
| SWIFT GERALD J TRS WINCHESTER HOME NOM REALTY TR 1701 AVALON WAY PLYMOUTH, MA 02360 | | | | | | | | 3.0-166-0 | | | | 11 WINCHESTER AVE | | | |
| TRANSFER HISTORY | | | | | | | | DOS | | T | | SALE PRICE | | BK-PG (Cert) | |
| SWIFT GERALD J TRS WINCHE | | | | | | | | 11/08/2017 | | F | | 100 | | 30885-298 | |
| SWIFT GERALD J | | | | | | | | 10/13/2004 | | QS | | 307,500 | | 19128-45 | |
| WATSON ROBERT A & | | | | | | | | 06/17/1992 | | O | | 92,795 | | 08071-00137 | |

| 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 | % | |
| 920158 | 04/14/1992 | 1 | NEW CONSTRUC | 24,500 | 01/20/1993 | JS | 100 | 100 | |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|--|---------|
| 100 | S | 21,616 | 3 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.60 | A | 1.00 | R05 | 0.90 | | | | | | | | | 168,790 |

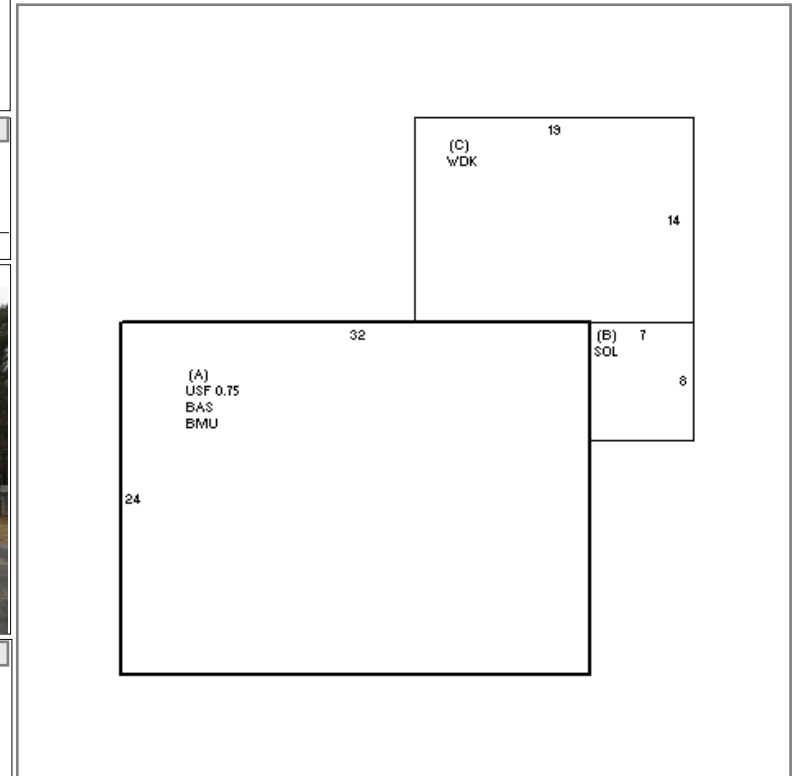
| TOTAL | 21,606 SF | ZONING | 2 | FRNT | 116 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BDALE | NOTE | | | | LAND | 168,800 | 166,000 |
| Infl1 | AVG | | BUILDING | 245,600 | 217,300 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | | | | TOTAL | 414,400 | 383,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8 X 10 | | | 0.00 | |



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

| YEAR BLT | 1992 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 310,832 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA | 1,344 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768 | | 49.99 | 38,394 | | |
| \$NLA(RCN) | \$231 | OVERALL | 1.070 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 768 | 1992 | 224.02 | 172,050 | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 576 | 1992 | 119.50 | 68,833 | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | SOL | N | SOLARIUM | 56 | | 119.00 | 6,664 | | |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | C | WDK | N | WOOD DECK | 266 | | 28.13 | 7,482 | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | BMF | N | BSMT FINISH | 165 | | 63.46 | 10,471 | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | FIX | O | XTRA FIXTURES | 3 | | 2,312.93 | 6,939 | | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1.75 | 1.00 |
| ROOMS | 6 | 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 | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 1998 / 24 |
|------------|------------|
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |

| RCNLD | \$245,600 |
|-------|-----------|
|-------|-----------|