

Key: 5017

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.146

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FERSON ROBERT J 7 WINSLOW ST BOURNE, MA 02532				24.2-40-0				7 WINSLOW ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FERSON ROBERT J				01/10/2014	H	100	27930-254				
FERSON ROBERT J & DUBE GERALD R SR & CAROL				04/30/2004	QS	295,000	18527-79				
				02/18/2004	A	1	18227-131				

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	%
171011	12/11/2017	15	INSULATE/WEA	5,640			100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,600	6	1.00	100	1.00	294,625	4.59	A	1.00	R07	1.25	204,970

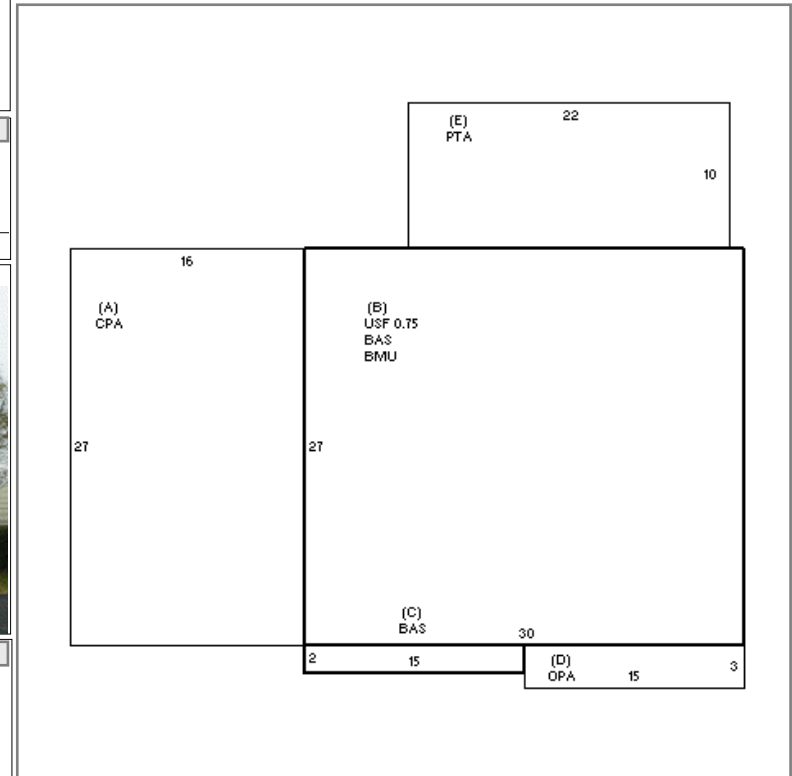
TOTAL	6,621 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	205,000	181,400			
Infl1	AVG		BUILDING	285,200	252,400			
N_Index	AVG		DETACHED	900	900			
			OTHER	0	0			
			TOTAL	491,100	434,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHM	A	1.00	A 0.75 10 X 10		100	12.07	900



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	6/29/2018	TL
MODEL	1		RESIDENTIAL	LIST	6/29/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/29/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1970	SIZE ADJ	1.015
NET AREA	1,448	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	CPA	N	CAR PORT	432		11.18	4,828
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	810		41.08	33,278
ROOF SHAPE	1	GABLE	1.00	B	USF	L	UPPER STORY FIN	608	1970	122.50	74,483
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	840	1970	223.42	187,673
FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	45		91.81	4,131
INT. FINISH	2	DRYWALL	1.00	E	PTA	N	PATIO	220		15.32	3,370
HEATING/COOLING	2	HOT WATER	1.02		BMF	N	BSMT FINISH	810		39.10	31,675
FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925
USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,399.40	7,198

TOTAL RCN	356,560
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 1999 / 23	
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$285,200