

Key: 5021

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.150

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |    |            |              | LOCATION     |  |  |  |
|--|--|--|--|------------|----|------------|--------------|--------------|--|--|--|
| MUNSON JULIE ANN<br>6 WINSLOW ST<br>BOURNE, MA 02532 |  |  |  | 24.2-44-0  |    |            |              | 6 WINSLOW ST |  |  |  |
| TRANSFER HISTORY                                     |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |              |  |  |  |
| MUNSON JULIE ANN                                     |  |  |  | 10/13/2000 | QS | 124,000    | 13297-24     |              |  |  |  |
| PROPHETT ROBERT E &                                  |  |  |  | 08/17/1999 | QS | 86,150     | 12480-131    |              |  |  |  |
| CONLEY JAMES J                                       |  |  |  | 01/20/1993 | A  | 100        | 10352-25     |              |  |  |  |

| 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-23-795 | 11/21/2023 | 14            | SOLAR        | 25,750 |            |    | 100    | 100 |
| EXB-22-718 | 10/27/2022 | 3             | ALT/RENO     | 28,000 | 03/16/2023 | SL | 100    | 100 |
| EXB-20-222 | 08/31/2020 | 3             | ALT/RENO     | 50,000 | 03/16/2023 | SL | 100    | 100 |
| R13-00023  | 03/27/2013 | 15            | INSULATE/WEA |        |            |    | 100    | 100 |
| 02518      | 08/07/2002 | 8             | POOL         | 3,000  | 01/09/2003 | TL | 100    | 100 |

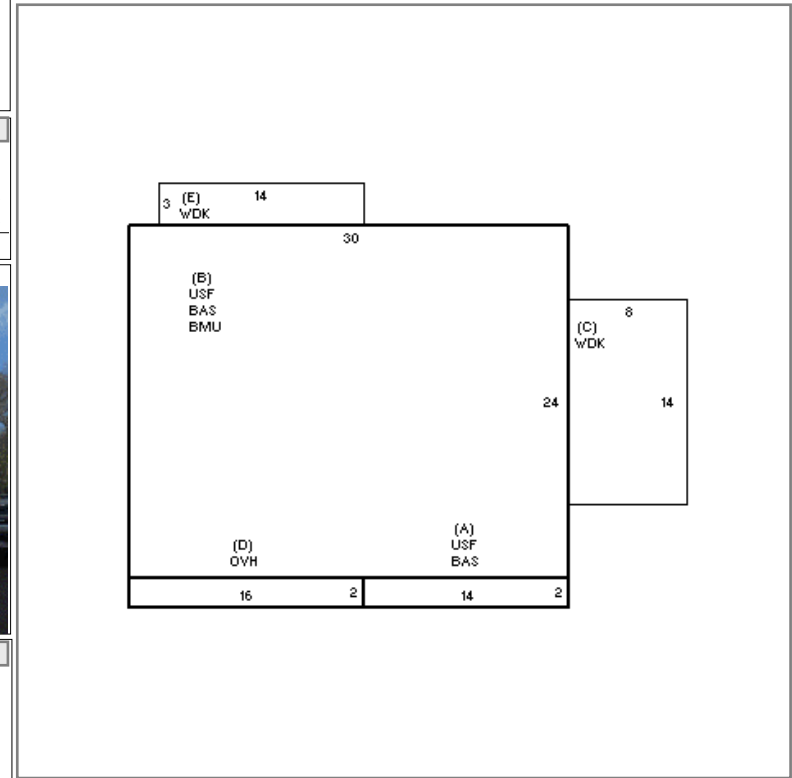
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 11,480   | 6    | 1.00  | 100     | 1.00     | 100 | 1.00 | 294,625 | 2.76 | A          | 1.00      | R07 | 1.25 |  |  | 214,560 |

| TOTAL   | 11,500 SF | ZONING | 1        | FRNT    | 0       | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | BOURNE    | NOTE   | LAND     | 214,600 | 189,900 |          |         |          |
| Infl1   | AVG       |        | BUILDING | 237,100 | 200,600 |          |         |          |
| N_Index | AVG       |        | DETACHED | 1,800   | 1,700   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        | TOTAL    | 453,500 | 392,200 |          |         |          |

| TY  | QUAL | COND | DIM/NOTE        | YB   | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90 10 X 12 | 2001 | 120   | 16.42     | 1,800 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/16/2023 | SL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/1/2019  | RP |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/16/2023 | SL |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |    |



| YEAR BLT        | 1961  | SIZE ADJ   | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA        | 1,528 | DETAIL ADJ | 1.000 |
| \$NLA(RCN)      | \$189 | OVERALL    | 1.000 |
| CAPACITY        |       | UNITS      | ADJ   |
| STORIES         | 2     | 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       |       |

| ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA       | 748   | 1961 | 208.34    | 155,835 |
| EXT COVER       | 15 | VINYL SHINGLE  | 1.02 | + | USF | L | UPPER STORY FIN | 748   | 2002 | 109.82    | 82,145  |
| ROOF SHAPE      | 1  | GABLE          | 1.00 | B | BMU | N | BSMT UNFINISHED | 720   |      | 46.49     | 33,473  |
| ROOF COVER      | 9  | OTHER          | 1.00 | + | WDK | N | WOOD DECK       | 154   |      | 35.32     | 5,440   |
| FLOOR COVER     | 3  | W/W CARPET     | 1.00 | D | OVH | L | OVERHANG        | 32    | 1961 | 182.91    | 5,853   |
| INT. FINISH     | 4  | WALL BOARD     | 0.96 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,150.97  | 6,453   |
| HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |
| FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |
| USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |

| TOTAL RCN      | 289,199    |
|----------------|------------|
| CONDITION ELEM | CD         |
| EXTERIOR       | G          |
| INTERIOR       | A          |
| KITCHEN        | A          |
| BATHS          | A          |
| HEAT           | A          |
| ELECT          | A          |
| EFF.YR/AGE     | 2001 / 21  |
| COND           | 18 18 %    |
| FUNC           | 0          |
| ECON           | 0          |
| DEPR           | 18 % GD 82 |
| RCNLD          | \$237,100  |