

Key: 5023

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.152

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
RINGGARD III RONALD J & MELISSA S RINGGARD		24.2-46-0	10 WINSLOW ST		
10 WINSLOW STREET BOURNE, MA 02532		TRANSFER HISTORY	DOS	T	SALE PRICE
		RINGGARD III RONALD J & CHAMILLARD ALBERT ETUX	09/05/2018	QS	275,000
			02/05/1985	F	1 4408-282

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	%
16395	05/18/2016	3	ALT/RENO	15,000			100	100
15841	09/22/2015	4	DETACH.STRUC	3,014			100	100
14582	07/23/2014	3	ALT/RENO	28,900			100	100
10565	09/21/2010	3	ALT/RENO	2,000			100	100
09375	08/11/2009	9	DECK	100			100	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,000 6		1.00	1.00	294,625	4.35	A	1.00	R07	1.25	205,760

TOTAL	7,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	205,800	182,100			
Infl1	AVG		BUILDING	181,600	160,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	387,400	342,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	8X9	2015		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/23/2017	TL
MODEL	1		RESIDENTIAL	LIST	9/20/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/20/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	936	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	624		51.18	31,934
\$NLA(RCN)	\$243	OVERALL	1.090	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	624	1959	229.33	143,104
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	312	1959	122.33	38,168
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	EPA	N	ENCLOSED PORCH	168		82.04	13,783
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	2	HOT WATER	1.02								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	226,990	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			U
ELECT			A
EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			\$181,600

