

Key: 5485

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.628

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KIRBY CATHERINE M & KEVIN A KIRBY CO-TR CATHERINE M KIRBY 61 MONUMENT NECK RD BOURNE, MA 02532				26.2-67-0				61 MONUMENT NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KIRBY CATHERINE M & KEVIN KIRBY KEVIN A &				12/06/2013	F XX		10 27866-56 03190-0242				

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-23-91	02/22/2023	14	SOLAR	30,118			100 100
EXB-23-74	02/13/2023	3	ALT/RENO	5,075			100 100
20133	02/10/2020	15	INSULATE/WEA	1,400			100 100
17215	04/05/2017	10	WOODSTOVE	4,000			100 100
16369	05/10/2016	14	SOLAR	13,156			100 100

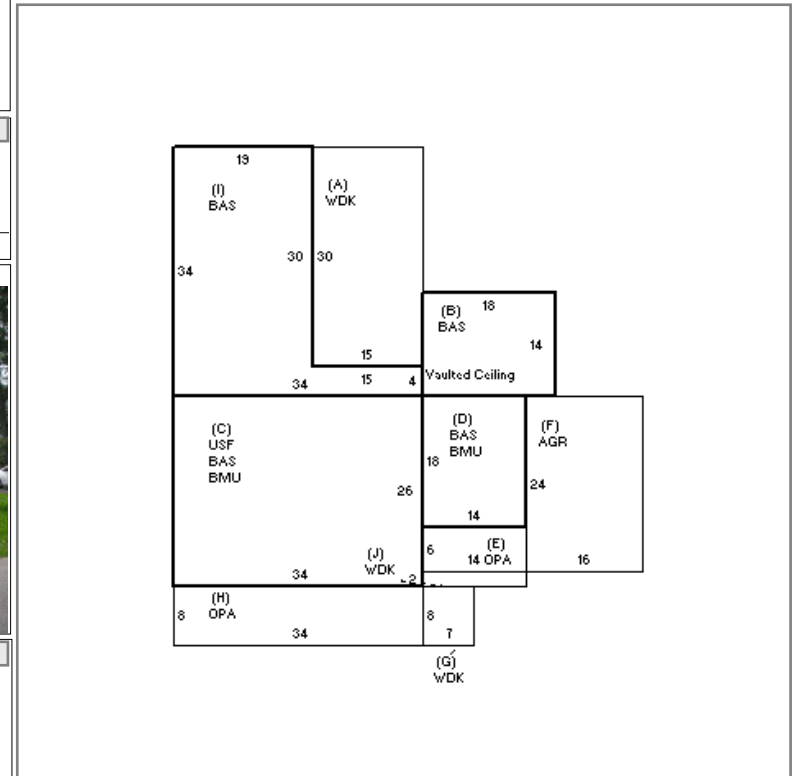
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	23,760	7	1.00	100	1.00	100	1.00	271,055	1.48	A	1.00	R04	1.15			219,540

TOTAL	23,740 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	219,500	194,300			
Infl1	AVG		BUILDING	545,800	483,000			
N_Index	AVG		DETACHED	3,400	7,400			
			OTHER	0	0			
			TOTAL	768,700	684,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	V	1.30	10 0.90	10X18	2012	180	20.73	3,400



BUILDING	CD	ADJ	DESC	MEASURE	6/10/2008	TL
MODEL	1		RESIDENTIAL	LIST	6/10/2008	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1974	SIZE ADJ	1.000
NET AREA	2,978	DETAIL ADJ	1.000
\$NLA(RCN)	\$218	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	534		24.00	12,815
+	BAS	L	BASE AREA	1,388	1974	193.09	268,008
+	BMU	N	BSMT UNFINISHED	1,136		40.97	46,540
C	USF	L	UPPER STORY FIN	884	1974	120.95	106,916
+	OPA	N	OPEN PORCH	356		66.12	23,538
F	AGR	N	ATT GARAGE	384		78.42	30,112
I	BAS	L	BASE AREA	706	2007	193.09	136,321
	F11	O	FPL 1S 1OP	1		9,008.20	9,008
	FIX	O	XTRA FIXTURES	5		2,392.60	11,963
	MST	O	MAS/METAL STACK	1		4,483.90	4,484

TOTAL RCN	649,704
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$545,800