

Key: 5638

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.781

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|-------------------|--|--|--|
| GIRTS BRYAN K & EMMA S GIRTS 62 ROCKY POINT RD BOURNE, MA 02532 | | | | 26.3-74-0 | | | | 62 ROCKY POINT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| | | | | 02/26/2016 | QS | 575,000 | (208841) | | | | |
| | | | | 03/22/1996 | L | 185,000 | (140089) | | | | |

| 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-21-787 | 10/27/2021 | 3 | ALT/RENO | 8,097 | | | 100 100 |
| 14818 | 09/29/2014 | 15 | INSULATE/WEA | | 11/21/2014 | | 100 100 |
| 12777 | 10/25/2012 | 3 | ALT/RENO | 2,400 | 11/26/2012 | | 100 100 |
| 09114 | 04/06/2009 | 6 | FENCE | | 06/08/2009 | TL | 100 100 |
| 08629 | 11/13/2008 | 4 | DETACH.STRUC | 2,300 | 06/08/2009 | TL | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 31,300 | 7 | 1.00 | 100 | 1.00 | 100 | 1.00 | 424,260 | 1.20 | A | 1.00 | BGD | 1.80 | | | 364,940 |

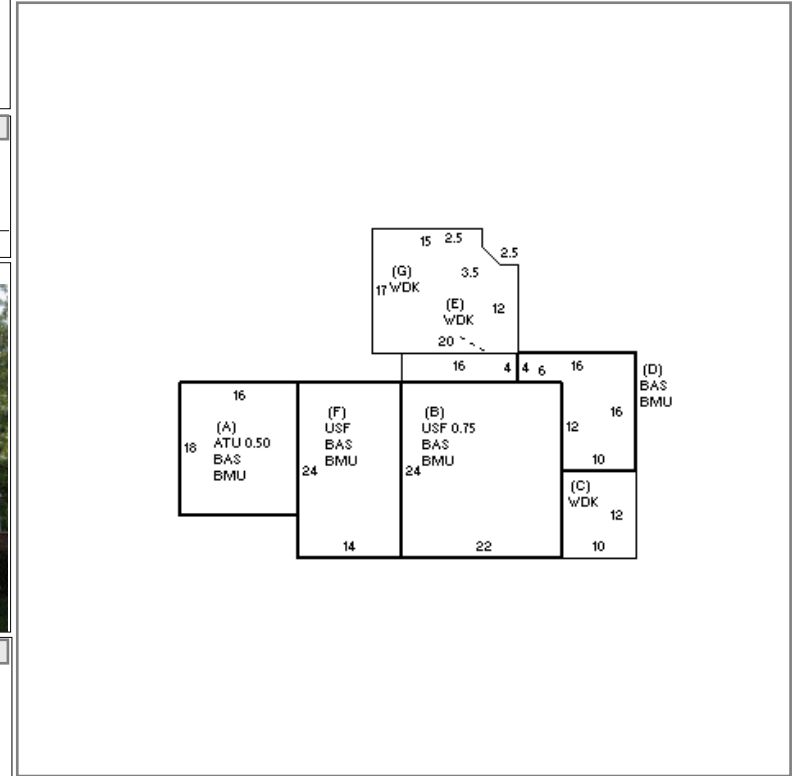
| TOTAL | 31,320 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|----------------------------|----------|----------------|----------------|----------|---------|----------|
| Nbhd | GRAY GAB | NOTE Limited marsh view | LAND | 364,900 | 323,000 | | | |
| Infl1 | AVG | | BUILDING | 453,700 | 406,500 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | TOTAL | | 818,600 | 729,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8 X 10 | | | 0.00 | |
| SHF | A | 1.00 | 10 0.90 8 X 12 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/23/2016 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/23/2016 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 7/7/2017 | DB |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1981 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 574,250 |
|------------|-------|------------|-------|-----------------|----|-----------------|------|-----|-----|-----------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA | 2,068 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,336 | | 38.43 | 51,345 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$278 | OVERALL | 1.140 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,336 | 1981 | 226.14 | 302,123 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | A | ATU | N | ATTIC UNF | 144 | | 50.84 | 7,321 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | + | USF | L | UPPER STORY FIN | 732 | 1981 | 130.80 | 95,749 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | WDK | N | WOOD DECK | 502 | | 25.70 | 12,900 | BATHS | G |
| | | | | INT. FINISH | 1 | PLASTER | 1.00 | BGF | N | BSMT GOOD FINIS | 1,156 | | 53.68 | 62,058 | HEAT | A | |
| | | | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | F22 | O | FPL 2S 2OP | 1 | | 11,092.70 | 11,093 | ELECT | A | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | FIX | O | XTRA FIXTURES | 10 | | 2,561.88 | 25,619 | | | |
| | | | | USE | 0 | | 1.00 | KIT | O | EXTRA KITCHEN | 1 | | 6,042.60 | 6,043 | | | |



| CAPACITY | | UNITS | ADJ |
|-----------------|--|-------|------|
| STORIES | | 1.75 | 1.00 |
| ROOMS | | 6 | 1.00 |
| BEDROOMS | | 4 | 1.00 |
| BATHROOMS | | 3 | 1.00 |
| FIXTURES | | 15 | 1.00 |
| GARAGE CAPACITY | | 0 | 1.00 |
| % BSMT FINISH | | 100 | 1.00 |
| # OF HALF BATHS | | 1 | 1.00 |
| # OF UNITS | | 1 | 1.00 |

| | |
|------------|------------|
| EFF.YR/AGE | 1998 / 24 |
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$453,700 |