**Key: 6836**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,000

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KIRBY ADELE WINOCOUR & CHAIM<br>KIRBY & JOSHUA KIRBY<br>C/O PAULA DUNN<br>70 ROUNDHOUSE RD<br>BOURNE, MA 02532 | 31.3-178-5 | 5 ROUNDHOUSE RD |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KIRBY ADELE WINOCOUR & CH | 11/02/2021 | A | 164,000 | N/A-N/A |
| KIRBY ADELE WINOCOUR TRS | 09/21/2015 | F | | 29151-210 |
| WINOCOUR GILDA & ADELE W | 10/02/2013 | F | | 27734-188+9 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1020 | 100 | CONDOMINIUM | | 1 | 1 of 1 |

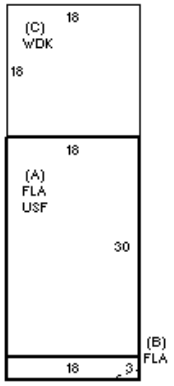
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 12018 | 01/09/2012 | 3 | ALT/RENO | 11,000 | 05/21/2014 | JB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

| TOTAL | 67.170 Acres | ZONING | | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | | NOTE | | | |
| Infl1 | | | | | |
| N_Index | | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 0 | 0 |
| BUILDING | 266,100 | 238,200 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **266,100** | **238,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| | | | | | | | |

PHOTO 05/21/2014

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 10 | | RES CONDO |
| STYLE | 2 | 1.30 | TOWN HOUSE MID [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| | | |
|---|---|---|
| MEASURE | 7/21/2021 | RP |
| LIST | 7/21/2021 | EST |
| REVIEW | 7/21/2021 | RP |

| | | | |
|---|---|---|---|
| YEAR BLT | 1982 | SIZE ADJ | 1.000 |
| NET AREA | 1,134 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $270 | OVERALL | 1.600 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| ROOMS | 4 | 1.00 |
| BEDROOMS | 1 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| HALFBATHS | 1 | 1.00 |
| FIREPLACES | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|---|---|---|---|
| COMPLEX | 45 | SEA WAT VILL 2 | 1.30 |
| OCCUPANCY | 1 | YEAR ROUND | 1.00 |
| FLOOR/LOC | 5 | MULTI FLOOR | 1.00 |
| VIEW INFL | 5 | AVERAGE | 1.00 |
| HT/CL | 5 | ELECTRIC BASB | 1.00 |
| WDK/PTA/BALC | 1 | PRESENT | 1.00 |
| PARKING | 1 | OUTDOOR 1 SPACE | 1.00 |
| NET ADJ(%GOOD) | 100 | 100 %RG | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | USF | L | UPPER STORY FIN | 540 | 1982 | 139.36 | 75,254 |
| + | FLA | L | LIVING AREA | 594 | 1982 | 372.56 | 221,299 |
| C | WDK | N | WOODDECK | 324 | | 28.80 | 9,331 |

TOTAL RCN 305,885

| CONDITION ELEM | CD |
|---|---|
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| EXTERIOR | A |

EFF.YR/AGE 1982 / 40

| | | | |
|---|---|---|---|
| COND | 13 | 13 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 13 | % GD | 87 |

RCNLD $266,100