

Key: 6902

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.066

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER						PARCEL ID			LOCATION			
VORONOV ALEXANDRE A 71 ROUNDHOUSE RD BOURNE, MA 02532						31.3-178-71			71 ROUNDHOUSE RD			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)			
VORONOV ALEXANDRE A						06/14/2013	QS	125,000	27459-261			
GILMAN KARA E						06/06/2011	QS	125,000	25490-264			
VAUGHAN BRENDA E						10/03/2001	H		14300-311			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1020	100	CONDOMINIUM				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

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	ASSESSED	CURRENT	PREVIOUS
Nbhd		NOTE	LAND	0	0	0	
Infl1			BUILDING	264,700	236,900		
N_Index			DETACHED	0	0		
			OTHER	0	0		
			TOTAL	264,700	236,900		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 30	0.70 4' X 12'			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2013	JB
MODEL	10		RES CONDO	LIST	11/7/2013	JB
STYLE	1	1.35	TOWN HOUSE END [100%]	REVIEW	1/28/2014	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
COMPLEX	45	SEA WAT VILL 2	1.30	A	FLA	L	LIVING AREA	540	1985	388.08	209,563
OCCUPANCY	1	YEAR ROUND	1.00	A	USF	L	UPPER STORY FIN	540	1985	143.72	77,606
FLOOR/LOC	5	MULTI FLOOR	1.00	B	WDK	N	WOODDECK	216		29.70	6,415
VIEW INFL	5	AVERAGE	1.00	C	OVH	L	OVER HANG	54	1985	133.16	7,191
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								

YEAR BLT	1985	SIZE ADJ	1.000
NET AREA	1,134	DETAIL ADJ	1.000
\$NLA(RCN)	\$265	OVERALL	1.650
CAPACITY		UNITS	ADJ
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
HALFBATHS	1	1.00	
FIREPLACES	1	1.00	

(B) wDK 18

12

18

(A) USF FLA

30

(C) OVH 18

3

TOTAL RCN	300,775	
CONDITION ELEM	CD	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
EXTERIOR	A	
EFF.YR/AGE	1985 / 37	
COND	12 12 %	
FUNC	0	
ECON	0	
DEPR	12 % GD	88
RCNLD	\$264,700	