

Key: 958

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 954

LEGAL

LAND

DETACHED

BUILDING

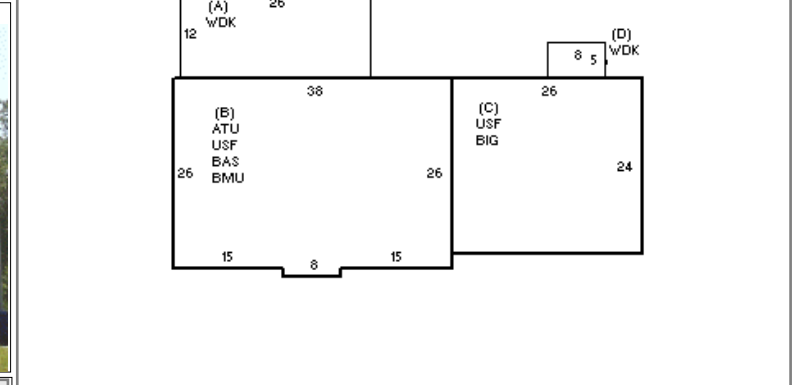
CURRENT OWNER				PARCEL ID				LOCATION			
KINSMAN DEBRA J TRS THE WINSTON REALTY TRUST 61 WINSTON AVE BUZZARDS BAY, MA 02532				6.0-13-0				61 WINSTON AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KINSMAN DEBRA J TRS THE				10/14/2015	F	1	29202-346				
KINSMAN DEBRA J				05/01/2001	F		13786-295				
BARRY DEBRA J &				05/05/2000	QS	189,500	12991-156				

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-21-450	06/28/2021	3	ALT/RENO	1,000			100 100
06329	06/02/2006	8	POOL	19,000	08/26/2006	TL	100 100
04284	05/03/2004	2	ADDITIONS		08/07/2006	TL	100 100
02273	05/13/2002	9	DECK	400	05/04/2005	TL	100 100
990611	10/04/1999	1	NEW CONSTRUC	113,000	01/02/2001	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	51,836 3		1.00	100 1.00	212,130	0.84	A	1.00	R05 0.90		211,460

TOTAL	1.190 Acres		ZONING	2	FRNT	190	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE		NOTE Also frontage on Church Lane	LAND	211,500	207,900			
Infl1	AVG			BUILDING	453,500	406,200			
N_Index	AVG			DETACHED	17,100	16,300			
				OTHER	0	0			
				TOTAL	682,100	630,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	A	1.00	10 0.90	18 X 41	2006	738	25.73	17,100
SHF	A	1.00	10 0.90	8 X 10			17.61	



BUILDING	CD	ADJ	DESC	MEASURE	6/28/2019	RP
MODEL	1		RESIDENTIAL	LIST	6/28/2019	RP
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	1.000
NET AREA	2,616	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.050

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	352		22.43	7,895
EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	996		38.29	38,135
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	996	1999	208.22	207,387
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	996	1999	109.17	108,730
FLOOR COVER	1	HARDWOOD	1.02	B	ATU	N	ATTIC UNF	996		43.42	43,244
INT. FINISH	2	DRYWALL	1.00	C	BIG	N	BUILT-IN GARAGE	624		77.44	48,320
HEATING/COOLING	9	WARM-COOL AIR	1.03	C	USF	L	UPPER STORY FIN	624	2004	109.17	68,120
FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	8		2,236.11	17,889
USE	0		1.00		GFP	O	GAS FIREPLACE	1		6,720.00	6,720

TOTAL RCN	546,439	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD	\$453,500	