

Key: 10068

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.299

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KELLY DANIEL & ANN TRS KELLY REALTY TRUST 55 PEMAQUID ST STOUGHTON, MA 02072		45.0-8-0	20 WESTVIEW ST			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
KELLY DANIEL & ANN TRS		05/05/2022	F	1	35096-230	
KELLY DANIEL E &		11/30/2021	QS	1,035,000	34706-59	
DUNGAN THOMAS F JR & MARG		04/14/2000	A	100,000	12947-15	

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-23-408	06/28/2023	14	SOLAR	9,200			100 100
EXB-23-286	05/17/2023	3	ALT/RENO	5,000	08/02/2023	SL	100 100
EXB-23-299	05/17/2023	3	ALT/RENO	8,500	08/02/2023	SL	100 100
B-22-281	09/08/2022	3	ALT/RENO	5,000	03/13/2023	TL	100 100
M-22-31	06/16/2022	3	ALT/RENO	21,407	03/13/2023	TL	100 100

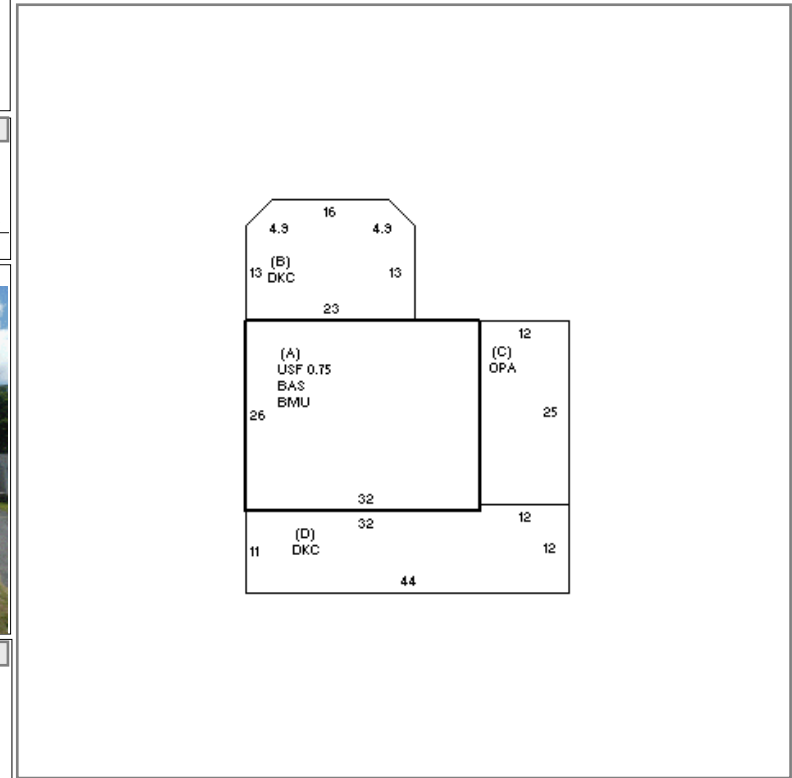
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,000	12	1.00	100	1.00	100	1.00	1,154,930	3.44	A	1.00	WNG	4.90			821,960

TOTAL	9,017 SF	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	NOTE	LAND	822,000	727,500			
Infl1	AVG		BUILDING	362,500	258,800			
N_Index	AVG		DETACHED	9,300	13,300			
			OTHER	0	0			
			TOTAL	1,193,800	999,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 50 0.50	22 X 22		484	38.49	9,300



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/1/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/1/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1960	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	402,779		
NET AREA	1,456	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	832		41.82	34,797	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	1.130	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	832	1960	227.44	189,234	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	624	1960	124.71	77,821	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	DKC	N	DECK-COMPOSITE	863		70.46	60,803	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	300		67.50	20,251	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,103.50	10,104	HEAT	U		
				HEATING/COOLING	8	HEAT PUMP	1.04		FIX	O	XTRA FIXTURES	4		2,442.43	9,770	ELECT	U		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2009 / 13
																		COND	10 10 %
																		FUNC	0
																		ECON	0
																		DEPR	10 % GD 90
																		RCNLD	\$362,500