

Key: 10153

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.387

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
PRATT JOAN M & CHRISTOPHER T TRS JM PRATT REV LIV TRUST 73 TAYLOR AVE DEDHAM, MA 02026		47.1-6-0	32 KENNEBEC AVE		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
PRATT JOAN M & CHRISTOPHE		04/05/2021	G	100	33977-195
PRATT JACQUELIN LEWIS TR		11/01/1993	F	1	8863-9

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 %
11438	07/28/2011	3	ALT/RENO	12,000	05/07/2018	TL	100 100
950531	10/18/1995	3	ALT/RENO	10,470	07/11/1996	JC	100 100
900351	07/09/1990	2	ADDITIONS	5,000	02/01/1992	HS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11	1.00	100 1.00	942,800	3.13	A	1.00	BGD	4.00	677,270

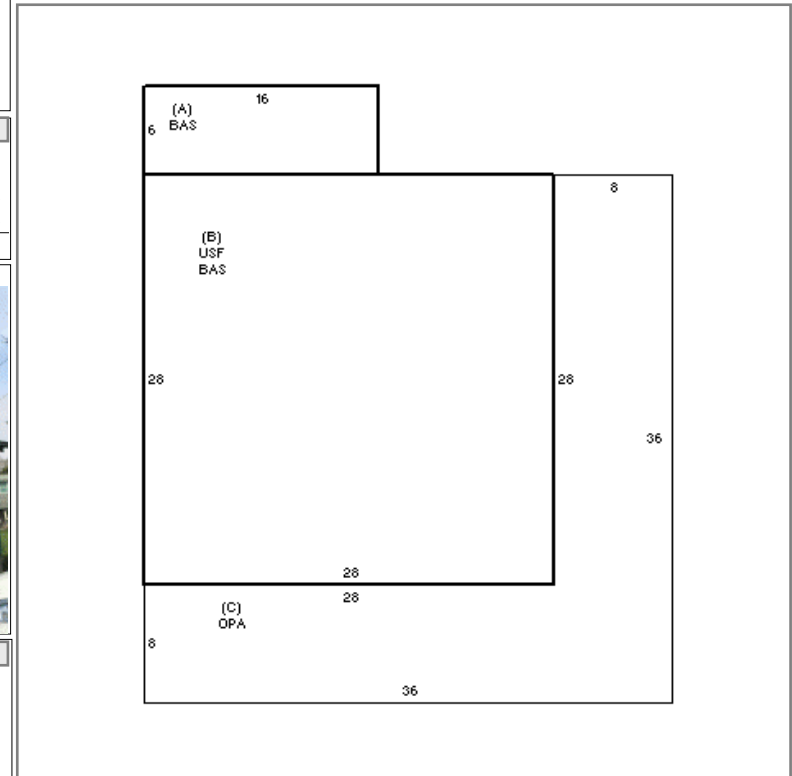
TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	677,300	599,400			
Infl1	AVG		BUILDING	122,400	108,400			
N_Index	AVG		DETACHED	8,900	8,500			
			OTHER	0	0			
			TOTAL	808,600	716,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 12 X 18		216	46.93	7,600
SHF	A	1.00	A 0.75 9 X 12		108	16.42	1,300
SHF	A	1.00	F 0.60 6 X 12			0.00	
SHF	A	1.00	A 0.75 8 X 12			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/7/2018	TL
MODEL	1		RESIDENTIAL	LIST	5/7/2018	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW	5/11/2018	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1910	SIZE ADJ	1.010
NET AREA	1,664	DETAIL ADJ	1.000
\$NLA(RCN)	\$99	OVERALL	0.540
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	880	1910	108.16	95,177
B	USF	L	UPPER STORY FIN	784	1910	59.30	46,494
C	OPA	N	OPEN PORCH	512		32.10	16,434
	F22	O	FPL 2S 2OP	1		5,029.10	5,029
	FIX	O	XTRA FIXTURES	2		1,161.45	2,323

TOTAL RCN	165,456	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT		
ELECT	O	
EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$122,400	