

Key: 10184

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.418

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TRIPP STEVEN O TR C/O STEPIEN KATERINA N, JOSEPH 61 VIEW CREST DR FALMOUTH, MA 02540				47.1-36-0				33 KENNEBEC AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STEPIEN KATERINA N, JOSEPH				05/23/2023	QS	760,000	35800-100				
TRIPP STEVEN O TR				08/30/2012	F	100	26631-59				
TRIPP BARBARA E				07/19/2002	F	1	15381-223				

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	%

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	5,000	11	1.00	100	1.00	100	1.00	707,100	5.97	A	1.00	BG-	3.00			484,410

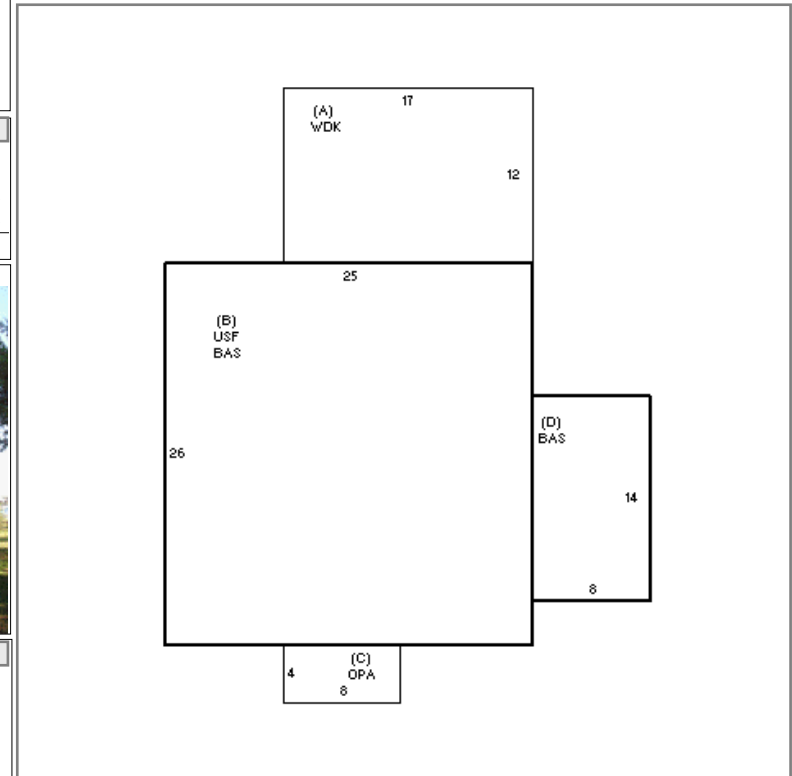
TOTAL	5,009 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	484,400	428,700			
Infl1	AVG		BUILDING	189,900	168,000			
N_Index	AVG		DETACHED	10,400	9,900			
			OTHER	0	0			
			TOTAL	684,700	606,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 18 X 19		342	40.60	10,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/10/2008	RJM
MODEL	1		RESIDENTIAL	LIST	9/10/2008	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	4/20/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1923	SIZE ADJ	1.015
NET AREA	1,412	DETAIL ADJ	1.000
\$NLA(RCN)	\$177	OVERALL	1.000
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	204		26.29	5,362
+	BAS	L	BASE AREA	762	1923	209.37	159,538
B	USF	L	UPPER STORY FIN	650	1923	110.36	71,737
C	OPA	N	OPEN PORCH	32		82.69	2,646
	FIX	O	XTRA FIXTURES	3		2,161.60	6,485
	MST	O	MAS/METAL STACK	1		4,050.90	4,051

TOTAL RCN	249,819
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$189,900