

Key: 10283

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.519

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KILROY WILLIAM P ETUX MICHELLE M THIBODEAU 73 BEECHNUT ROAD WESTWOOD, MA 02090				47.2-13-0				26 CEDAR POINT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KILROY WILLIAM P ETUX				07/19/2013	U	459,900	27555-128				
MCNEICE DONALD P JR ETUX				07/28/2006	QS	449,680	21224-68				
RINGQUIST CARL W JR & EST				12/14/1994	F	1	9481-125				

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	%
15750	08/26/2015	3	ALT/RENO	4,400	10/27/2016		100	100
13859	12/05/2013	15	INSULATE/WEA	2,979	10/27/2016		100	100
200467	07/31/2000	3	ALT/RENO	12,700	09/24/2001	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	8,000	11	1.00	100	1.00	100	1.00	518,540	3.84	A	1.00	BA-	2.20				365,590

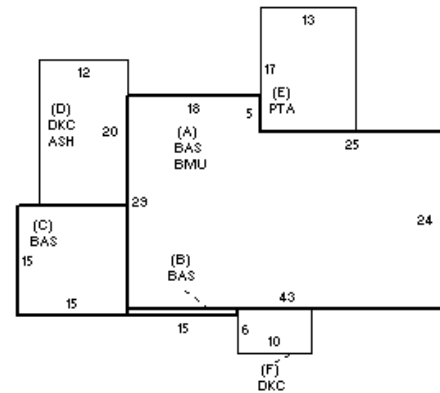
TOTAL	8,015 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	365,600	323,600			
Infl1	AVG		BUILDING	319,800	252,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL			685,400	575,700				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G	1.20	10 0.90	6X12		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	8/30/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/30/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/30/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1965	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	371,829
NET AREA	1,362	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,122		38.49	43,189		
\$NLA(RCN)	\$273	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,362	1965	198.43	270,266		
				ROOF SHAPE	1	GABLE	1.00	D	ASH	N	ATT SHED	240		22.70	5,448		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	PTA	N	PATIO	221		14.35	3,172		
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	300		66.28	19,884		
				INT. FINISH	2	DRYWALL	1.00		BMF	N	BSMT FINISH	500		46.25	23,125		
				HEATING/COOLING	11	HT WATER CL AIR	1.05		FIX	O	XTRA FIXTURES	3		2,248.07	6,744		
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86

RCNLD	\$319,800
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