Key: 10365

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.598

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENDRICK BRIAN & PAMELA KENDRICK CO-TR KENDRICK TRUST PO BOX 423 CATAUMET, MA 02534-0423	47.4-9-1	1092 COUNTY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENDRICK BRIAN & PAMELA	04/13/2011	F	10	25378-57
KENDRICK BRIAN &	11/10/1993	XX		8883-81

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	%
18650	08/09/2018	3	ALT/RENO	12,475	04/20/2021		100	100
16413	05/23/2016	3	ALT/RENO	5,100			100	100
06505	08/15/2006	3	ALT/RENO	1,500	08/23/2007	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	11,088	14	1.00	100	1.00	100	1.00	223,915	2.85	A	1.00	R03	0.95			162,470

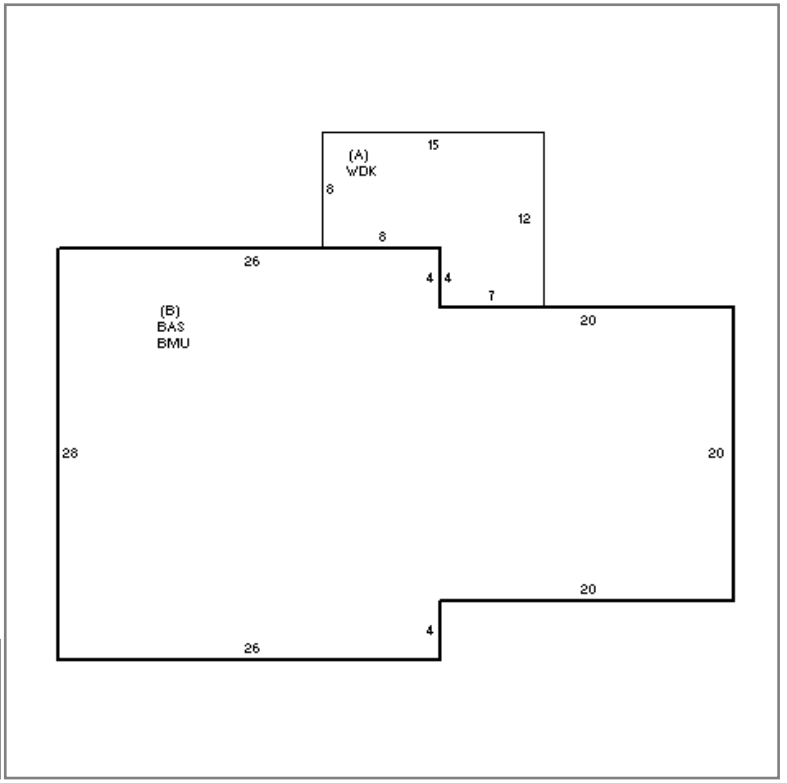
TOTAL	11,108 SF	ZONING	1	FRNT	0
Nbhd	CATAUMET	NOTE	limited view		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	162,500	143,800
BUILDING	234,900	207,900
DETACHED	0	0
OTHER	0	0
TOTAL	**397,400**	**351,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/20/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/28/2017	TL
LIST	3/28/2017	EST
REVIEW		

YEAR BLT	1975	SIZE ADJ	1.015
NET AREA	1,128	DETAIL ADJ	1.000
$NLA(RCN)	$271	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	22	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	148		41.71	6,173
B	BMU	N	BSMT UNFINISHED	1,128		38.49	43,419
B	BAS	L	BASE AREA	1,128	1975	202.64	228,578
	BSF	N	BSMT SEMI-FIN	250		25.88	6,471
	BMG	O	BSMT GARAGE	1		7,524.30	7,524
	F11	O	FPL 1S 1OP	1		8,463.80	8,464
	FIX	O	XTRA FIXTURES	2		2,247.90	4,496

TOTAL RCN	305,124

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

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$234,900