Key: 1080

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.088

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENNEY BRIAN C 4 CAREY ST MIDDLEBORO, MA 02346	6.0-160-0	16 ANDREW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENNEY BRIAN C	09/28/2012	QS	260,000	26713-319
WEGELER JOSEPH T &	03/31/1994	QS	137,000	9124-153

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	%
16299	04/22/2016	3	ALT/RENO	7,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,811	1 1.00	100 1.00	100 1.00	259,270	1.48	A 1.00	R04 1.10			210,090

TOTAL	23,827 SF	ZONING	1	FRNT	125

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

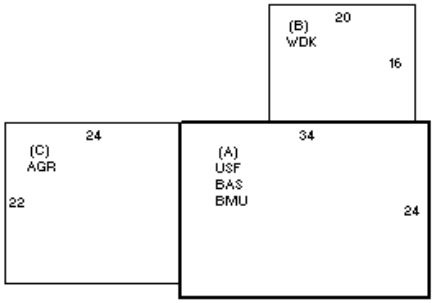
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	210,100	185,900
BUILDING	266,700	239,100
DETACHED	0	0
OTHER	0	0
TOTAL	**476,800**	**425,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/02/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/8/2021	NMP
LIST	6/23/2015	EST
REVIEW		

YEAR BLT	1988	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		37.57	30,654
A	BAS	L	BASE AREA	816	1988	204.29	166,703
A	USF	L	UPPER STORY FIN	816	1988	110.90	90,496
B	WDK	N	WOOD DECK	320		22.00	7,041
C	AGR	N	ATT GARAGE	528		63.67	33,619
	F21	O	FPL 2S 1OP	1		9,075.00	9,075
	FIX	O	XTRA FIXTURES	2		2,193.80	4,388

TOTAL RCN	341,975

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$266,700