Key: 1110

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,118

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAUFMAN DONALD P C/O KAUFMAN DONALD P & 4 SIR OLIVER WAY BOURNE, MA 02532	6.0-190-0	4 SIR OLIVER WAY

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAUFMAN DONALD P &	02/27/2023	F	1	35654-167
KAUFMAN DONALD P	05/18/2015	QS	189,000	28875-101
SANTORA MARK D	05/18/2015	F	10	28875-99

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

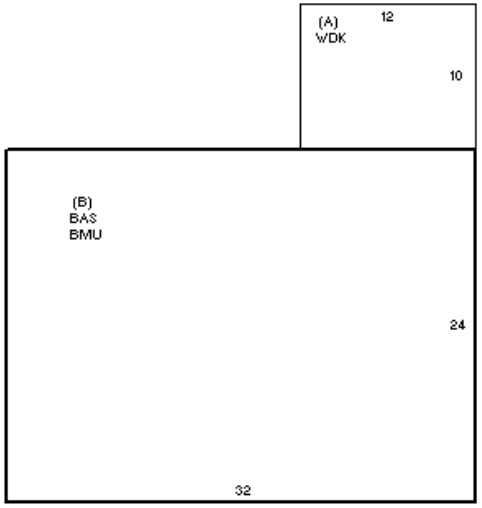
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-605	09/13/2022	3	ALT/RENO	10,270			100	100
		3	ALT/RENO		12/20/2021	TL	100	100
18652	08/09/2018	3	ALT/RENO	13,041			100	100
14509	07/01/2014	15	INSULATE/WEA	2,693	09/03/2014		100	100
930279	06/02/1993	1	NEW CONSTRUC	23,000	11/12/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,847	3 1.00	100 1.00	100 1.00	212,130	2.08	A 1.00	R05 0.90			160,640

TOTAL	15,856 SF	ZONING	2	FRNT	140
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	160,600	158,000
BUILDING	161,600	144,800
DETACHED	0	0
OTHER	0	0
TOTAL	322,200	302,800



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/27/2018

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	2/27/2018	TL
LIST	2/27/2018	TL
REVIEW	12/20/2021	TL

YEAR BLT	1993	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
$NLA(RCN)	$266	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		40.71	4,885
B	BMU	N	BSMT UNFINISHED	768		47.42	36,420
B	BAS	L	BASE AREA	768	1993	212.50	163,202

TOTAL RCN	204,507

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$161,600