

Key: 11291

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.601

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KLEIMOLA NICHOLAS D 78 4TH AVENUE HYANNISPORT, MA 02672				55.0-18-0				15 WHIMBREL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KLEIMOLA NICHOLAS D YORKS CHARLOTTE T				06/24/2022	QS XX	520,000	35207-204 03549-0176				

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	%
04783	10/21/2004	2	ADDITIONS	41,000	09/26/2006	MJ	100	100

LAND


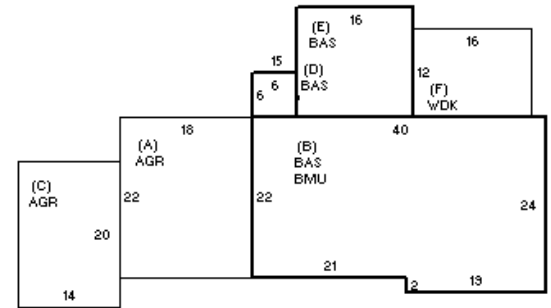
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,930	14	1.00	100	1.00	100	1.00	294,625	2.33	A	1.00	R06	1.25		219,360
300	A	0.200	14	1.00	100	1.00	100	1.00	20,375	1.00	OS	1.00	R06	1.25		4,080

TOTAL	13,930 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE	LAND	223,400	197,700			
Infl1	AVG		BUILDING	272,900	239,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	496,300	437,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/15/2023

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/22/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/22/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/15/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1981	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	345,399	
NET AREA	1,194	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	AGR	N	ATT GARAGE	676		61.34	41,464	CONDITION ELEM	CD	
\$NLA(RCN)	\$289	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	918		38.47	35,319	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	918	1981	202.54	185,934	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	276	2005	202.54	55,902	KITCHEN	A		
ROOMS	4	1.00	FLOOR COVER	13	HARDWOOD-W/W	1.00	F	WDK	N	WOOD DECK	192		36.91	7,086	BATHS	A		
BEDROOMS	2	1.00	INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1			8,459.70	8,460	HEAT	A		
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	5			2,246.92	11,235	ELECT	A		
FIXTURES	10	1.00	FUEL SOURCE	1	OIL	1.00												
GARAGE CAPACITY	2	1.00	USE	0		1.00												
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$272,900