

Key: 11295

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.605

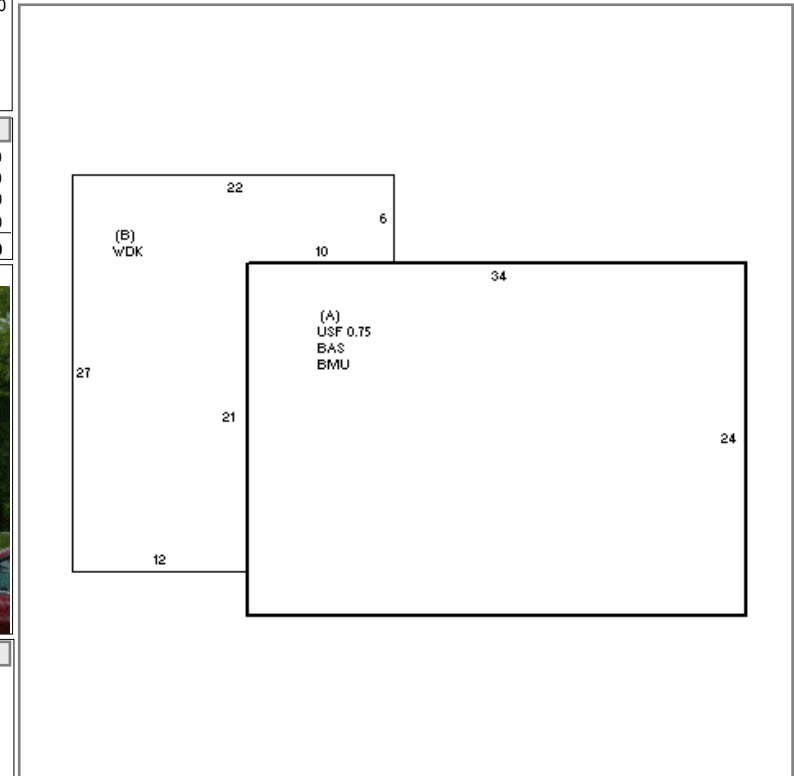
CURRENT OWNER		PARCEL ID		LOCATION		
KILDAY JAMES LAWRENCE PO BOX 679 CATAUMET, MA 02534-0679		55.0-23-0		23 WHIMBREL DR		
TRANSFER HISTORY				DOS	T	SALE PRICE
KILDAY JAMES LAWRENCE					XX	02635-0030

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	%
09112	04/09/2009	9	DECK	10,500	11/20/2009	TL	100	100
07750	12/11/2007	3	ALT/RENO	5,000	09/17/2008	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	14,020	14	1.00	100	1.00	100	1.00	294,625	2.32	A	1.00	R06	1.25		219,530
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	14,020 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS	
Nbhd	CATAUMET	N	MAP 54 PARCELS 67-68-77 MAP 55 PARCELS 22 & 28=OPEN SPACE				LAND	223,600	197,900
Infl1	AVG	O	abuts power lines				BUILDING	253,000	223,800
N_Index	AVG	T					DETACHED	0	0
		E					OTHER	0	0
							TOTAL	476,600	421,700

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	6/22/2021	RP
MODEL	1		RESIDENTIAL	LIST	6/22/2021	VER
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
\$NLA(RCN)	\$236	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS	4		1.00
BEDROOMS	2		1.00
BATHROOMS	2		1.00
FIXTURES	8		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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		41.08	33,524
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	816	1978	223.42	182,310
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	612	1978	122.50	74,973
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	384		24.06	9,241
FLOOR COVER	1	HARDWOOD	1.02	B	BMF	N	BSMT FINISH	408		49.36	20,140
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,924.70	9,925
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,399.40	7,198
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	337,310	
CONDITION ELEM		CD
EXTERIOR		F
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1994 / 28	
COND	25 25 %	
FUNC	0	
ECON	0	
DEPR	25 % GD 75	
RCNLD	\$253,000	

LEGAL

LAND

DETACHED

BUILDING