

Key: 15755

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.832

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID				LOCATION			
CHEN XIN KENG & HUI LING CHEN 16 QUAKER LN BOURNE, MA 02532										31.0-116-0				16 QUAKER LN			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
CHEN XIN KENG & CARADIMOS ALEXANDER										12/19/2017	QS	705,600	30974-219				
CURRY JOHN & LINDA RODRIG										06/26/2014	P	140,000	28226-53				
										09/11/2006	F	10	21336-174				

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-20-37	10/01/2020	14	SOLAR	20,862			100	100
14465	06/16/2014	1	NEW CONSTRUC	200,000	08/10/2015	TL	100	100

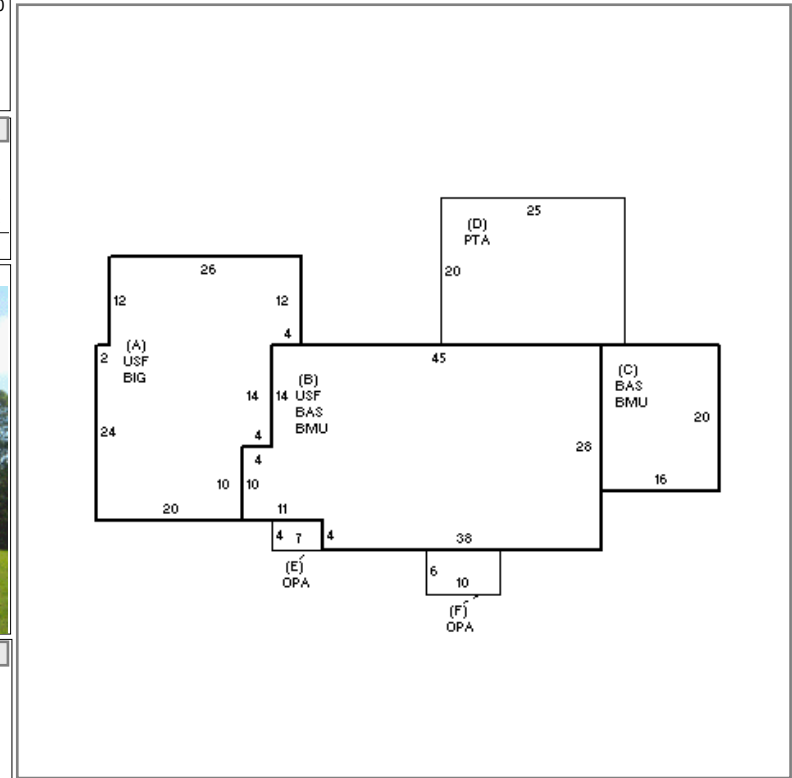
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	9	1.00	100	259,270	1.00	A	1.00	R06	1.10	238,030
300	A	0.001	9	1.00	100	17,930	1.00	A	1.00	R06	1.10	20

TOTAL	40,010 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE FORMERLY PART OF MAP 31 PCL 28	LAND	238,100	210,700			
Infl1	AVG		BUILDING	696,800	623,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	934,900	833,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/18/2015

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	8/11/2015	TL
MODEL	1		RESIDENTIAL	LIST	8/11/2015	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/17/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2015	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,712	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	848		80.03	67,868
\$NLA(RCN)	\$196	OVERALL	1.050	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	2,120	2015	99.07	210,026
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	1,592		36.53	58,155
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,592	2015	209.77	333,955
				FLOOR COVER	1	HARDWOOD	1.02	D	PTA	N	PATIO	500		15.55	7,774
				INT. FINISH	2	DRYWALL	1.00	+	OPA	N	OPEN PORCH	88		82.17	7,231
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	8		2,435.13	19,481
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,318.10	7,318
				USE	0		1.00		JAC	O	JACUZZI	1		14,041.60	14,042

TOTAL RCN	725,850
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$696,800