

Key: 15756

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.833

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION	
KENNEY PHILIP C ETUX JANICE KENNEY P O BOX 507 POCASSET, MA 02559		38.3-230-0	8 OYSTER LN	
TRANSFER HISTORY		DOS	T	SALE PRICE
KENNEY PHILIP C ETUX		11/21/2003	F	17952-242
KENNEY PHILIP C		10/23/2001	QS	180,000

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 %
02339	05/29/2002	1	NEW CONSTRUC	150,000	01/06/2004	TL	100 100

LAND

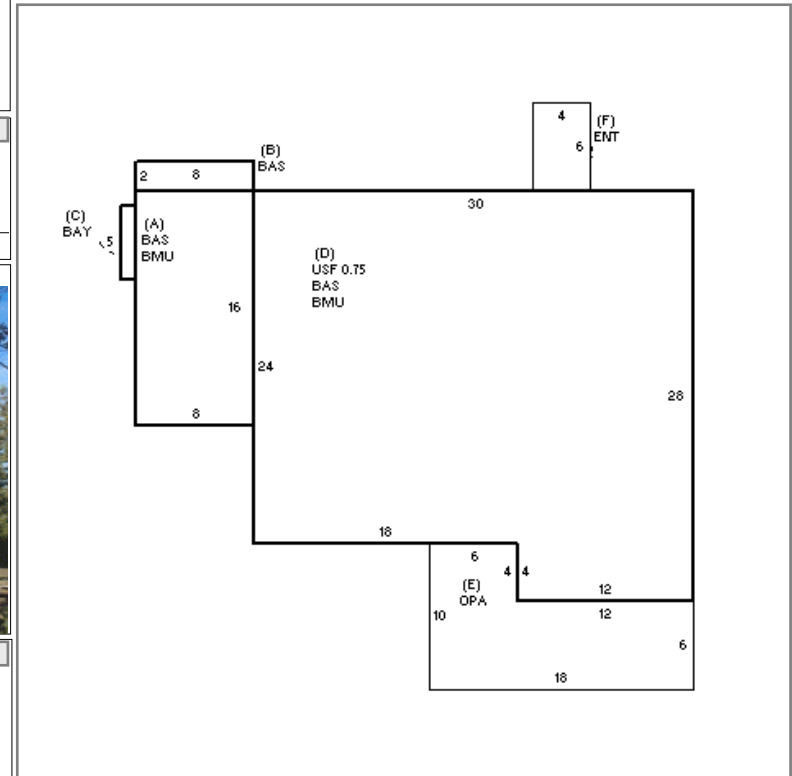
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,600	11	1.00	100	1.00	100	1.00	589,250	2.74	A	1.00	BA+	2.50			429,560

TOTAL	11,587 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	429,600	334,600
Infl1	AVG					BUILDING	306,500	271,200
N_Index	AVG					DETACHED	29,600	28,100
						OTHER	0	0
						TOTAL	765,700	633,900

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
BBN	E	1.90	10 0.90	16 X 24		384	85.54	29,600



BUILDING	CD	ADJ	DESC	MEASURE	1/6/2004	TL
MODEL	1		RESIDENTIAL	LIST	1/6/2004	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	1/6/2004	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BU I L D I N G

YEAR BLT	2002	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,493	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	896		43.14	38,652
\$NLA(RCN)	\$242	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	912	2002	234.59	213,947
CAPACITY				ROOF SHAPE	1	GABLE	1.00	C	BAY	L	BAYWINDOW	5	2002	214.36	1,072
STORIES	1.75	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	D	USF	L	UPPER STORY FIN	576	2002	130.17	74,976	
ROOMS	4	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	OPA	N	OPEN PORCH	132		81.17	10,714	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00	F	ENT	N	ENCLOSED ENTRY	24		135.11	3,243	
BATHROOMS	2	1.00	HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1			10,420.90	10,421	
BATHROOMS	2	1.00	FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3			2,519.37	7,558	
FIXTURES	8	1.00	USE	0		1.00									
GARAGE CAPACITY	1	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	0	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	360,583	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	A
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE		2004 / 18	
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			\$306,500