

Key: 1754

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.766

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KEHOE STEVEN E & NUET KEHOE				10.0-138-0				105 BOURNE DALE RD				
105 BOURNE DALE RD				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
BOURNE DALE, MA 02532-2209				KEHOE STEVEN E &				11/10/1995	P	49,900	9924-304	

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	%
950578	11/08/1995	1	NEW CONSTRUCT	55,000	04/08/1997	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	40,903 3		1.00	100 1.00	188,560	0.98	A	1.00	R03 0.80		174,240

TOTAL	40,903 SF	ZONING	2	FRNT	212	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	174,200	154,200
Infl1	AVG		BUILDING	267,900	237,000			
N_Index	AVG		DETACHED	1,400	1,400			
			OTHER	0	0			
						TOTAL	443,500	392,600

(A) 12  
W/DK  
  
10

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90 30 0.70	10 X 14		140	14.78	1,400



(B) 24  
USF 0.75  
BAS  
BMU  
  
36

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/23/2014	JB
MODEL	1		RESIDENTIAL	LIST	7/23/2014	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	2/10/2017	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1995	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	334,819		
NET AREA	1,512	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	W/DK	N	WOOD DECK	120		46.52	5,582	CONDITION ELEM	CD		
\$NLA(RCN)	\$221	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	864		42.93	37,087	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1995	233.44	201,688	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	648	1995	128.00	82,941	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,506.93	7,521	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00									HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02									ELECT	A		
				FUEL SOURCE	1	OIL	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1999 / 23
																		COND	20 20 %
																		FUNC	0
																		ECON	0
																		DEPR	20 % GD 80
																		RCNLD	\$267,900