

Key: 1935

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.948

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KAHIAN STEVEN M TRS NINE BRIGANTINE PASS DR TRUST P O BOX 990 PLYMOUTH, MA 02362				11.0-166-0				9 BRIGANTINE PASSAGE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KAHIAN STEVEN M TRS				07/18/2017	F		1 (213517)				
KAHIAN STEVEN M				03/31/2016	H	125,000	(209106)				
SWEENEY LORRAINE A				04/17/2012	N		(131410)				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	3	1.00	100	341,765	1.00	A	1.00	CEX	1.45	313,770
300	A	0.332	3	1.00	100	23,635	1.00	A	1.00	CEX	1.45	7,850

TOTAL	1.250 Acres	ZONING	1	FRNT	218	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	321,600	284,600			
Infl1	AVG		BUILDING	977,200	873,700			
N_Index	AVG		DETACHED	27,500	34,100			
			OTHER	0	0			
			TOTAL	1,326,300	1,192,400			

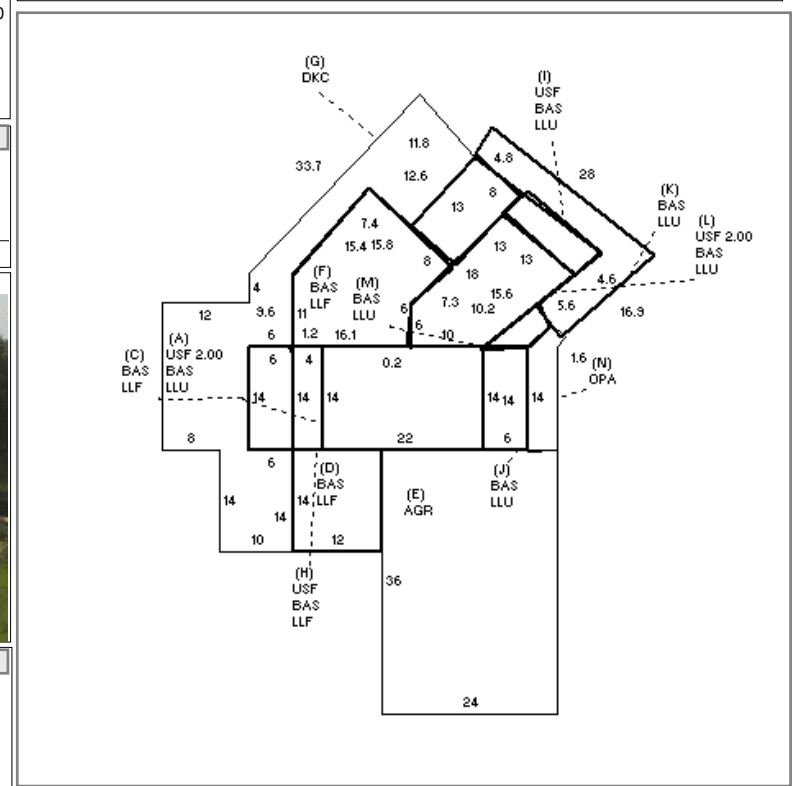
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E	1.90	10 0.90	IRREGULAR	2018	576	53.02 27,500



BUILDING	CD	ADJ	DESC	MEASURE	8/1/2019	RP
MODEL	1		RESIDENTIAL	LIST	10/19/2017	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	9/17/2019	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS	
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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	%
19253	04/04/2019	2	ADDITIONS	30,000	08/01/2019	RP	100	100
18447	05/23/2018	8	POOL	31,000	08/01/2019	RP	100	100
17807	10/04/2017	14	SOLAR	59,400			100	100
17151	03/07/2017	13	OTHER	10,000	10/19/2017	TL	100	100
16288	04/19/2016	1	NEW CONSTRUC	536,000	09/05/2017	BC	100	100



YEAR BLT	2016	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,007,428	
NET AREA	3,488	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	LLU	N	LOWER LEVEL UNF	991		51.21	50,753	CONDITION ELEM	CD	
\$NLA(RCN)	\$289	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,596	2016	293.25	468,020	EXTERIOR	A	
CAPACITY			UNITS	ADJ	ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,287	2016	166.19	213,886	INTERIOR	A
STORIES	2.5	1.00	ROOF COVER	1	ASP/COMP SHIN	1.00	+	LLF	L	LOWER LEVEL FIN	605	2016	98.63	59,672	KITCHEN	A		
ROOMS	10	1.00	FLOOR COVER	1	HARDWOOD	1.02	E	AGR	N	ATT GARAGE	864		88.20	76,201	BATHS	A		
BEDROOMS	4	1.00	INT. FINISH	2	DRYWALL	1.00	+	DKC	N	DECK-COMPOSITE	771		99.18	76,468	HEAT	A		
BATHROOMS	4	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03	N	OPA	N	OPEN PORCH	65		122.49	7,962	ELECT	A		
FIXTURES	21	1.00	FUEL SOURCE	2	GAS	1.00	+	FIX	O	XTRA FIXTURES	16		3,404.14	54,466				
GARAGE CAPACITY	2	1.00	USE	0		1.00												
% BSMT FINISH	50	1.00																
# OF HALF BATHS	2	1.00																
# OF UNITS	1	1.00																

EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$977,200