Key: 257

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 254

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THELLEN KYLE ANDREW &	3.0-132-0	49 CHARTWELL DR
ALYSSA CATHERINE THELLEN		
49 CHARTWELL DR		
BOURNE, MA 02532		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THELLEN KYLE ANDREW &	08/19/2021	QS	407,000	34396-203
CATTON KENNETH H IV &	09/23/1992	QS	102,670	08218-00086

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

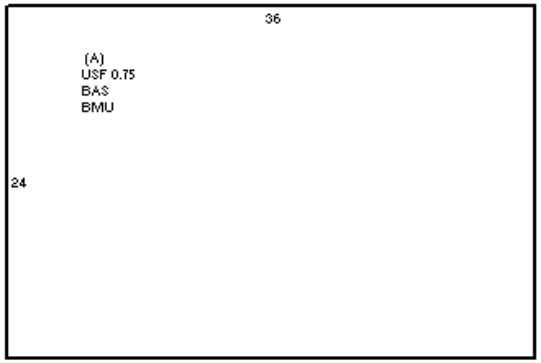
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		12/19/2017	TL	100	100
940583	11/28/1994	2	ADDITIONS	5,000	01/09/1998	JS	100	100
920401	07/20/1992	1	NEW CONSTRUC	24,000	01/19/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,795	3 1.00	100 1.00	100 1.00	212,130	1.54	A 1.00	R05 0.90			170,450

TOTAL	22,782 SF	ZONING	2	FRNT	125
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	170,500	167,600
BUILDING	249,700	221,000
DETACHED	0	0
OTHER	0	0
TOTAL	**420,200**	**388,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 10			0.00	

PHOTO 12/19/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/19/2017	TL
LIST	12/19/2017	EST
REVIEW		

YEAR BLT	1992	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$199	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	0	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		40.14	34,685
A	BAS	L	BASE AREA	864	1992	218.31	188,623
A	USF	L	UPPER STORY FIN	648	1992	119.70	77,568

TOTAL RCN	300,876

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A

EFF.YR/AGE	2002 / 20	
COND	17	17 %
FUNC	0	
ECON	0	
DEPR	17	% GD 83
RCNLD		$249,700