

Key: 2910

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.947

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION					
KELSON ROBERT M & JENNIFER A KELSON 23 SETTLERS WAY BOURNE, MA 02532				15.0-120-0				23 SETTLERS WAY					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				KELSON ROBERT M & KELSON ROBERT M & PILGRIM PINES LD LLC				10/19/2021 07/30/2013 07/30/2013	F QS B	1 414,900 15,459	34585-91 27581-204 27581-202		
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	20,000	4	1.00	100	1.00	100	1.00	1.00	R07	1.10	203,510	

LAND

TOTAL	20,000 SF	ZONING	1	FRNT	103	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	203,500	196,500
Infl1	AVG		BUILDING	470,700	441,000			
N_Index	AVG		DETACHED	5,300	5,100			
			OTHER	0	0			
			TOTAL	679,500	642,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	S	3.00	10 0.90 10X12	2014	120	49.27	5,300

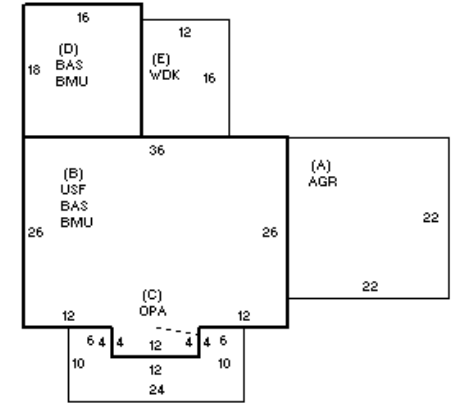


BUILDING

BUILDING	CD	ADJ	DESC	MEASURE		
MODEL	1		RESIDENTIAL	LIST	9/5/2013	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/5/2013	
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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 %
16887	10/21/2016	6	FENCE	6,500			100 100
5937	10/22/2015	15	INSULATE/WEA	1,087			100 100
15732	08/20/2015	14	SOLAR	43,000			100 100
141090	12/30/2014	4	DETACH.STRUC	4,100	04/08/2015		100 100
12596	08/28/2012	1	NEW CONSTRUC	191,500	07/24/2013		100 100



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YEAR BLT	2012	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	500,715		
NET AREA	2,256	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	484		68.48	33,145	CONDITION ELEM	CD		
\$NLA(RCN)	\$222	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,272		35.40	45,025	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,272	2012	208.29	264,940	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	984	2012	119.28	117,370	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	192		72.42	13,904	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	WDK	N	WOOD DECK	192		38.76	7,441	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	5		2,359.62	11,798	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1		7,091.30	7,091					
				USE	0		1.00												
																		EFF.YR/AGE	2013 / 9
																		COND	6 6 %
																		FUNC	0
																		ECON	0
																		DEPR	6 % GD 94
																		RCNLD	\$470,700