

Key: 2912

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.949

LEGALS

| CURRENT OWNER  |  |  |  | PARCEL ID   |  |            |    | LOCATION        |           |            |              |  |
|--|--|--|--|---|--|------------|----|-----------------|-----------|------------|--------------|--|
| KELSON JOANNE M &<br>DAVID W KELSON<br>27 SETTLERS WAY<br>BOURNE, MA 02532 |  |  |  | 15.0-122-0  |  |            |    | 27 SETTLERS WAY |           |            |              |  |
|  |  |  |  | TRANSFER HISTORY  |  |            |    | DOS             | T         | SALE PRICE | BK-PG (Cert) |  |
|  |  |  |  | KELSON JOANNE M &<br>KELSON JOANNE M & DAVID W<br>MCNALLY MITCHELL J ETUX |  |            |    | 09/27/2017      | F         | 10         | 30790-123    |  |
|  |  |  |  |   |  | 03/18/2015 | QS | 492,500         | 28744-305 |            |              |  |
|  |  |  |  |   |  | 05/23/2013 | QS | 439,900         | 27401-193 |            |              |  |

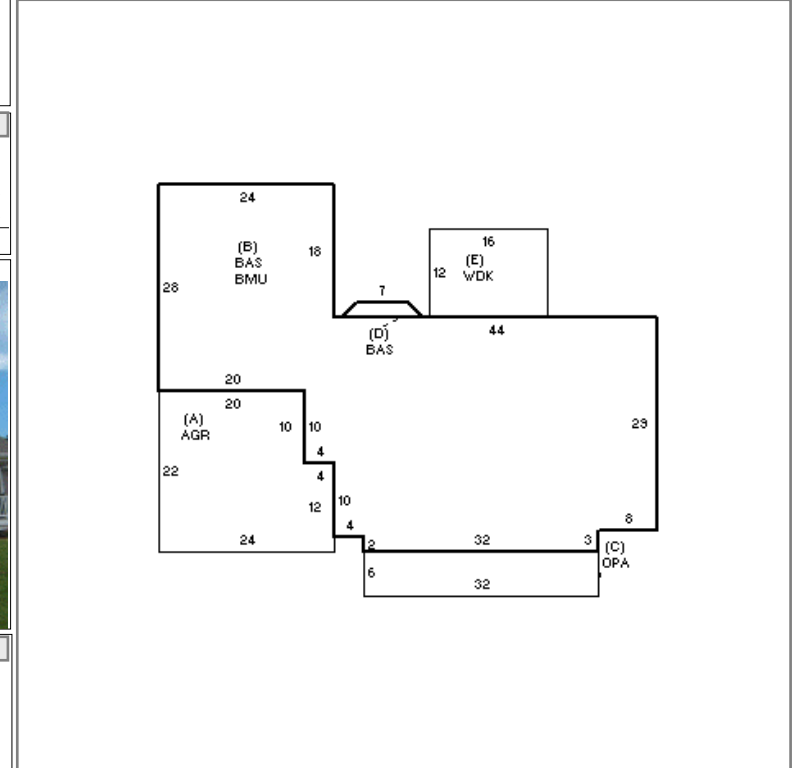
| CLASS  | CLASS%     | DESCRIPTION   |              | BN ID   | BN         | CARD   |         |
|--------|------------|---------------|--------------|---------|------------|--------|---------|
| 1010   | 100        | SINGLE FAMILY |              |         | 1          | 1 of 1 |         |
| PMT NO | PMT DT     | TY            | DESC         | AMOUNT  | INSP       | BY     | 1st %   |
| 12772  | 04/09/2015 | 1             | NEW CONSTRUC |         | 04/09/2015 |        | 100 100 |
| 13371  | 06/11/2013 | 6             | FENCE        | 8,800   | 10/24/2013 |        | 100 100 |
| 12772  | 10/22/2012 | 1             | NEW CONSTRUC | 187,000 | 09/06/2013 | 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    | 21,085 4  | 1.00     | 100   | 1.00    | 100      | 1.00     |      |         |          |            | 205,380   |
| TOTAL   |      | 21,085 SF | ZONING   | 1     | FRNT    | 100      | ASSESSED |      | CURRENT | PREVIOUS |            |           |
| Nbhd    | BBAY | NOTE      | LAND     |       | 205,400 | 198,300  | BUILDING |      | 509,800 | 455,900  |            |           |
| Infl1   | AVG  |           | DETACHED |       | 0       | 0        | OTHER    |      | 0       | 0        |            |           |
| N_Index | AVG  |           | TOTAL    |       | 715,200 | 654,200  |          |      |         |          |            |           |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 9/6/2013 | TL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 9/6/2013 | TL |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 9/6/2013 | TL |
| QUALITY  | G  | 1.10 | GOOD [100%]       |         |          |    |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |          |    |

BLDG COMMENTS

G

| YEAR BLT   | 2012  | SIZE ADJ   | 1.005 | ELEMENT             | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 542,299 |
|------------|-------|------------|-------|---------------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA   | 2,106 | DETAIL ADJ | 1.000 | FOUNDATION          | 4  | FLR/WALL(FULL) | 1.00 | A | AGR | N | ATT GARAGE      | 488   |      | 68.33     | 33,343  | CONDITION ELEM | CD      |
| \$NLA(RCN) | \$258 | OVERALL    | 1.000 | EXT COVER           | 4  | VINYL          | 1.00 | B | BMU | N | BSMT UNFINISHED | 2,088 |      | 31.77     | 66,327  | EXTERIOR       | A       |
|            |       |            |       | ROOF SHAPE          | 1  | GABLE          | 1.00 | C | OPA | N | OPEN PORCH      | 192   |      | 72.25     | 13,873  | INTERIOR       | A       |
|            |       |            |       | ROOF COVER          | 1  | ASPH/COMP SHIN | 1.00 | + | BAS | L | BASE AREA       | 2,106 | 2012 | 190.00    | 400,130 | KITCHEN        | A       |
|            |       |            |       | FLOOR COVER         | 1  | HARDWOOD       | 1.02 | E | WDK | N | WOOD DECK       | 192   |      | 38.67     | 7,425   | BATHS          | A       |
|            |       |            |       | INT. FINISH         | 2  | DRYWALL        | 1.00 |   | FIX | O | XTRA FIXTURES   | 6     |      | 2,354.35  | 14,126  | HEAT           | A       |
|            |       |            |       | HEATING/COOLING     | 9  | WARM-COOL AIR  | 1.03 |   | GFP | O | GAS FIREPLACE   | 1     |      | 7,075.20  | 7,075   | ELECT          | A       |
|            |       |            |       | FUEL SOURCE         | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | USE                 | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | EFF.YR/AGE 2013 / 9 |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | COND 6 6 %          |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | FUNC 0              |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | ECON 0              |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | DEPR 6 % GD 94      |    |                |      |   |     |   |                 |       |      |           |         |                |         |
|            |       |            |       | RCNLD \$509,800     |    |                |      |   |     |   |                 |       |      |           |         |                |         |