

Key: 2998

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.035

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KAIN FRANCIS X LORRAINE M KAIN 8 BREAKERS DR BUZZARDS BAY, MA 02532-5677				15.0-208-0				8 BREAKERS DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KAIN FRANCIS X				11/09/2000	QS	219,585	()				
NIGHTINGALE LTD DIV CORP				09/22/2000	B	960,000	()				
NEWTOWN HOLDINGS CORP				12/30/1994	XX		9506-34				

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	%
01282	05/17/2001	3	ALT/RENO		06/22/2022	TL	100	100
200430	07/18/2000	4	DETACH.STRUC	1,900	10/10/2001	TL	100	100
		1	NEW CONSTRUC	142,000	11/20/2000	TL	100	100

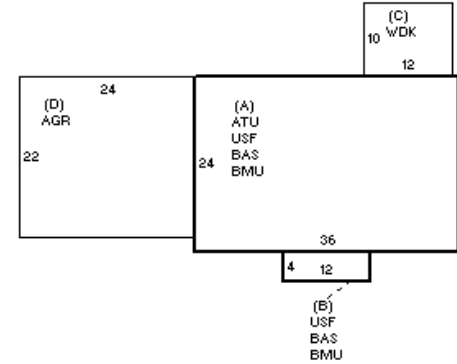
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,331	4	1.00	100	1.00	100	1.00	1.00	R07	1.10	205,810

TOTAL	21,301 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE	LAND	205,800	198,700			
Infl1	AVG		BUILDING	383,700	343,400			
N_Index	AVG		DETACHED	2,500	2,400			
			OTHER	0	0			
TOTAL				592,000	544,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	G	1.20	10 0.90	10 X 14	2001	140	19.71	2,500



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	6/23/2022	SL
MODEL	1		RESIDENTIAL	LIST	6/23/2022	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/27/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2000	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,824	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	912		40.60	37,031
\$NLA(RCN)	\$242	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	912	2000	220.82	201,386
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	912	2000	119.87	109,323
				ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	864		46.05	39,783
				FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	120		44.00	5,280
				INT. FINISH	2	DRYWALL	1.00	D	AGR	N	ATT GARAGE	528		68.82	36,338
				HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	2		2,371.25	4,743
				FUEL SOURCE	2	GAS	1.00		GFP	O	GAS FIREPLACE	1		7,126.60	7,127
				USE	0		1.00								

TOTAL RCN	441,009	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A
EFF.YR/AGE		2006 / 16	
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD			\$383,700