

Key: 3435

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.475

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LAND

CURRENT OWNER				PARCEL ID				LOCATION			
6K LLC 6 KERNA DR BUZZARDS BAY, MA 02532				19.2-125-0				6 KERNA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
6K LLC				09/30/2021	F	100	34528-32				
ELDRIDGE DAVID & JOSHUA				09/30/2021	L	690,000	34528-28				
PENNY MAC CORP				06/09/2021	F	100	34191-27				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-23-144	06/16/2023	2	ADDITIONS	30,000				0
B-21-415	12/03/2021	3	ALT/RENO	20,000			100	100
EXB-21-739	10/12/2021	3	ALT/RENO	6,500			100	100
181104	12/19/2018	3	ALT/RENO	50,000			100	100
01074	02/16/2001	7	SIGN	3,000	06/12/2001	TL	100	100

DE
TACH
ED

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	4	1.00	100	1.00	100	1.00	1.00	R05	1.05	227,210
200	A	0.918	4	1.00	100	1.00	100	1.00	1.00	R05	1.05	90,800
300	A	0.600	4	1.00	100	1.00	100	1.00	1.00	R05	1.05	10,270

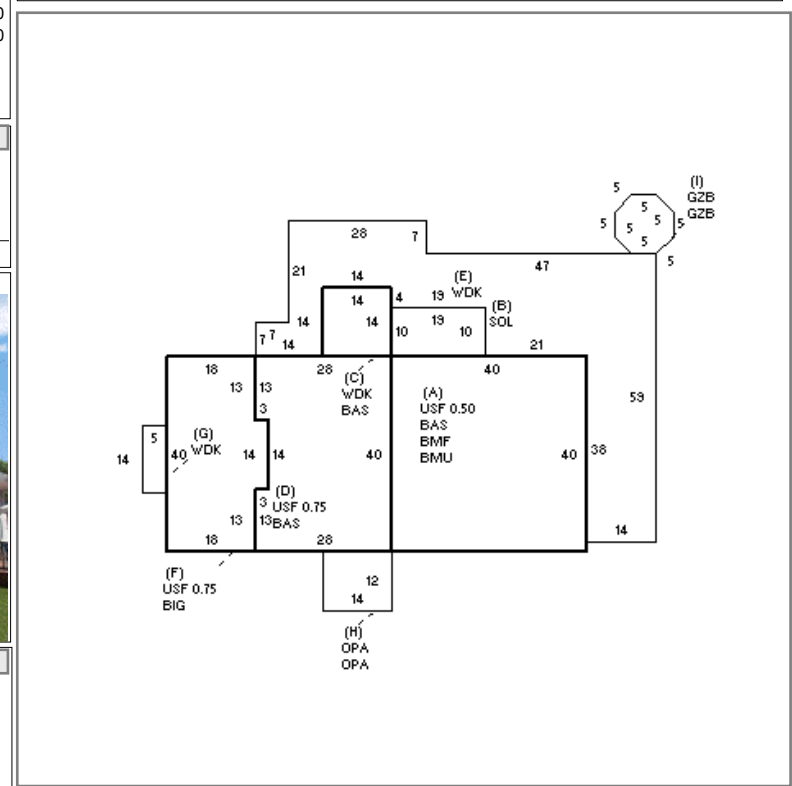
TOTAL	2.436 Acres		ZONING	1	FRNT	985	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	N dedeed rights to deep water dock / deleted card 3. now on key#3450 / I				LAND	328,300	293,700	
Infl1	AVG	O				BUILDING	1,300,300	1,164,300	
N_Index	AVG	T				DETACHED	13,600	13,000	
		E				OTHER	134,900	120,900	
						TOTAL	1,777,100	1,591,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E	1.90	10 0.90		144	101.28	13,100
SM1	E	1.90	10 0.90		10	57.57	500

PHOTO 07/13/2000

7.13.2000

BUILDING	CD	ADJ	DESC	MEASURE	1/26/2015	TL
MODEL	1		RESIDENTIAL	LIST	1/26/2015	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	1/25/2021	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



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YEAR BLT	1996	SIZE ADJ	0.975	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,547,920
NET AREA	5,054	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,600		50.88	81,407	CONDITION ELEM	CD
\$NLA(RCN)	\$306	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	1,600		48.43	77,488	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	2,180	1996	137.99	300,814	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	SOL	N	SOLARIUM	190		152.64	29,002	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	2,874	1996	261.90	752,688	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	2,232		34.02	75,932	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	BIG	N	BUILT-IN GARAGE	762		117.46	89,501	ELECT	A
				FUEL SOURCE	2	GAS	1.00	H	OPA	N	OPEN PORCH	336		93.73	31,493		
				USE	0		1.00	I	GZB	N	GAZEBO	242		115.15	27,867	EFF.YR/AGE	2003 / 19
									F22	O	FPL 2S 2OP	1		14,685.90	14,686	COND	16 16 %
									FIX	O	XTRA FIXTURES	14		3,391.69	47,484	FUNC	0
									JAC	O	JACUZZI	1		19,557.90	19,558	ECON	0
																DEPR	16 % GD 84
																RCNLD	\$1,300,300

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.476

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
6K LLC 6 KERNA DR BUZZARDS BAY, MA 02532				19.2-125-0				6 KERNA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	134,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

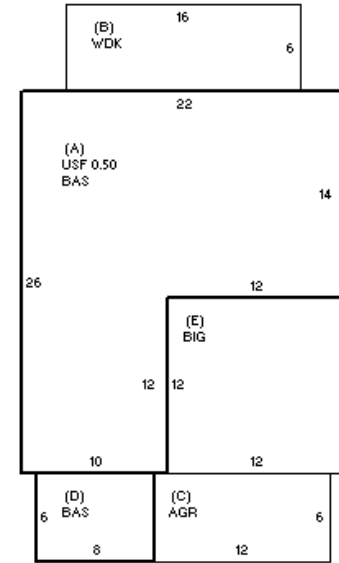
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								07/13/2000



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/26/2015	TL
MODEL	1		RESIDENTIAL	LIST	1/26/2015	TL
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW		
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1999	SIZE ADJ	1.020
NET AREA	690	DETAIL ADJ	1.000
\$NLA(RCN)	\$239	OVERALL	0.750
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	3	1.00	
BEDROOMS	1	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	476	1999	224.25	106,743
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	214	1999	113.64	24,318
ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	96		45.44	4,362
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	72		88.53	6,374
FLOOR COVER	3	W/W CARPET	1.00	E	BIG	N	BUILT-IN GARAGE	144		112.30	16,172
INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,199.40	6,598
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	164,568
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2001 / 21
COND	18 18 %
FUNC	0
ECON	0
DEPR	18 % GD 82
RCNLD	\$134,900