

Key: 3437

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.479

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WILLIAMSON JAMES M & DIANE M C/O TRIDENT REAL ESTATE LLC 581 MAIN ST WILMINGTON, MA 01887				19.2-128-0				1 KERNA DR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
TRIDENT REAL ESTATE LLC				10/13/2023	QS	675,000		36034-157			
WILLIAMSON JOHN & KENNETH				08/25/2023	F	10 35957-180					
WILLIAMSON JAMES M & DIAN				09/20/2021	F	1 34489-157					

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 %
D-23-11	08/02/2023	5	DEMOLITIONS	10,000		TL	0 0
B-23-56	08/02/2023	1	NEW CONSTRUC	443,000		JS	0 0
970529	10/16/1997	4	DETACH.STRUC	2,726	04/15/1998	JS	100 100

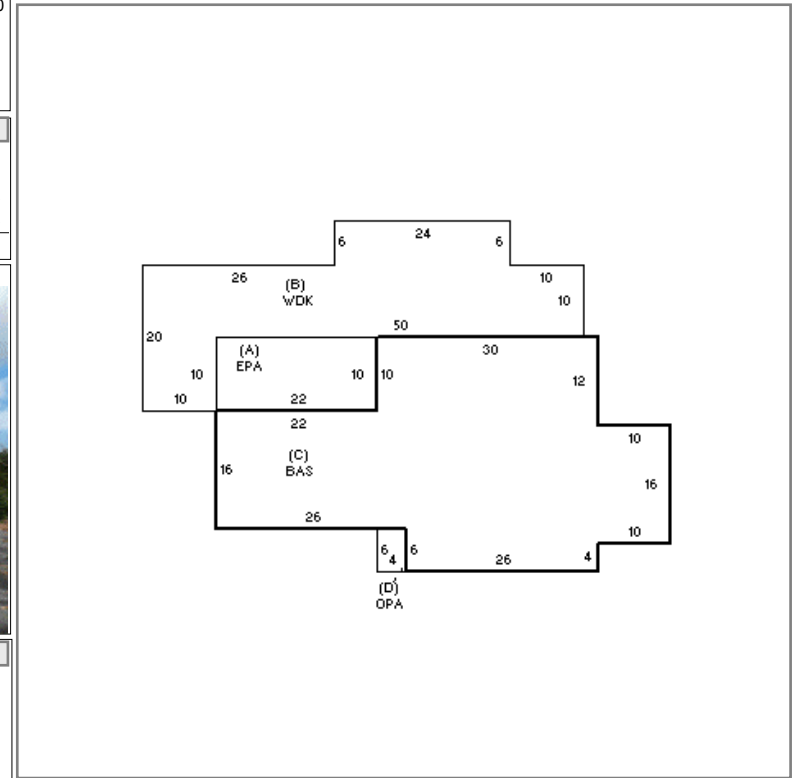
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000 4		1.00	100	612,820	1.00	A	1.00	BSP	2.60	562,620
300	A	0.292 4		1.00	100	42,380	1.00	A	1.00	BSP	2.60	12,370

TOTAL	1.210 Acres		ZONING	1	FRNT	127	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY		NOTE			LAND	575,000	489,300	
Infl1	AVG			BUILDING	190,100	199,800			
N_Index	AVG			DETACHED	600	2,200			
		OTHER		0	0				
				TOTAL	765,700	691,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 80 0.20	12 X 16		192	15.95	600



BUILDING	CD	ADJ	DESC	MEASURE	5/5/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/5/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/13/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1955	SIZE ADJ	1.015
NET AREA	1,448	DETAIL ADJ	1.000
\$NLA(RCN)	\$205	OVERALL	0.930
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	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	A	EPA	N	ENCLOSED PORCH	220		61.58	13,547
EXT COVER	4	VINYL	1.00	B	WDK	N	WOOD DECK	844		20.16	17,018
ROOF SHAPE	1	GABLE	1.00	C	BAS	L	BASE AREA	1,448	1955	173.17	250,753
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	24		89.75	2,154
FLOOR COVER	3	W/W CARPET	1.00	F11	O	FPL 1S 1OP		1		7,568.60	7,569
INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES		3		2,010.30	6,031
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	297,071
CONDITION ELEM CD	
EXTERIOR	F
INTERIOR	F
KITCHEN	F
BATHS	F
HEAT	O
ELECT	O
EFF.YR/AGE	1983 / 39
COND	36 36 %
FUNC	0 uc
ECON	0
DEPR	36 % GD 64
RCNLD	\$190,100