Key: 3900

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,964

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GRACIA KENNETH E PATRICIA A GRACIA 2 KEENAN RD BUZZARDS BAY, MA 02532-3036	19.4-287-0	2 KEENAN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GRACIA KENNETH E		XX		03641-0343

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	%

LAND

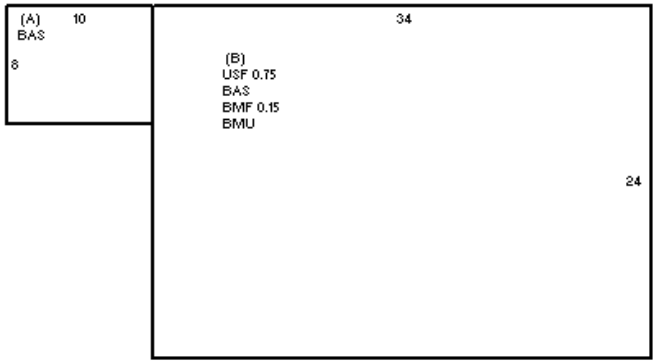
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,610	4 1.00	100 1.00	100 1.00	235,700	2.74	A 1.00	R03 1.00			171,840

TOTAL	11,631 SF	ZONING	1	FRNT	90

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	171,800	152,100
BUILDING	266,700	235,900
DETACHED	0	0
OTHER	0	0
TOTAL	**438,500**	**388,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/12/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/14/2013	TL
LIST	6/14/2013	EST
REVIEW	6/14/2013	TL

YEAR BLT	1975	SIZE ADJ	1.010
NET AREA	1,508	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	15	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	896	1975	220.32	197,404
B	BMU	N	BSMT UNFINISHED	816		40.51	33,058
B	BMF	N	BSMT FINISH	122		64.92	7,920
B	USF	L	UPPER STORY FIN	612	1975	120.80	73,932
	F21	O	FPL 2S 1OP	1		9,786.80	9,787
	FIX	O	XTRA FIXTURES	3		2,366.07	7,098

TOTAL RCN	329,198

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$266,700