

Key: 4468

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.553

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CURRENT OWNER		PARCEL ID		LOCATION	
KASHMANIAN JOHN ETUX MARY JANE KASHMANIAN 34 BREAKNECK RD STURBRIDGE, MA 01566		23.1-96-0		12 BUTTERMILK WAY	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KASHMANIAN JOHN ETUX		02/27/2007	S	295,000	21808-176
DEUTSCHE BANK NATIONAL TR		09/20/2006	L	334,826	21364-230
ROMANO FREDERICK		10/07/2005	QS	407,000	20345-235

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 %
11171	04/12/2011	3	ALT/RENO	2,000	07/22/2011		100 100
09063	03/09/2009	4	DETACH.STRUC		03/19/2018	TL	100 100
940171	05/02/1994	6	FENCE	50	01/05/1995	JS	100 100
930570	10/28/1993	10	WOODSTOVE	150	12/10/1993	JS	100 100
930137	04/13/1993	9	DECK		12/10/1993	JS	100 100

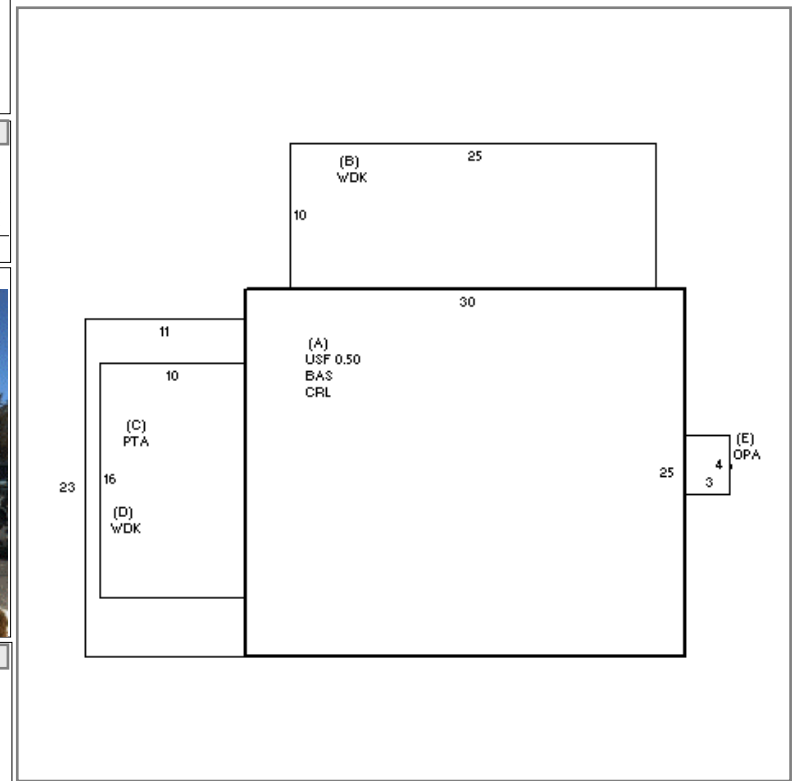
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,640 5	1.00	100	1.00	341,765	4.57	A	1.00	BGD	1.45	237,860

TOTAL	6,621 SF	ZONING	1	FRNT	156	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE ENTRANCE TO BEACH ACROSS THE STREET	LAND	237,900	210,500			
Infl1	AVG		BUILDING	205,100	181,500			
N_Index	AVG		DETACHED	5,500	5,200			
			OTHER	0	0			
			TOTAL	448,500	397,200			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	E	1.90	10 0.90		200	30.30	5,500
SHF	A	1.00	10 0.90			0.00	
			10 X 20				
			8 X 12				



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BUILDING	CD	ADJ	DESC	MEASURE	3/19/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/19/2018	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	269,846		
NET AREA	1,125	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	750		28.94	21,707	CONDITION ELEM	CD		
\$NLA(RCN)	\$240	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	750	1950	232.40	174,298	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	375	1950	123.97	46,488	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	410		24.07	9,867	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	C	PTA	N	PATIO	253		15.32	3,876	BATHS	A		
				INT. FINISH	1	PLASTER	1.00	E	OPA	N	OPEN PORCH	12		107.13	1,286	HEAT	A		
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,924.70	9,925	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	1		2,399.80	2,400					
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$205,100