

Key: 5194

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.330

LEGAL

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|------------|--------------|
| KAHRMAN KEVIN A & ROSALIE B KAHRMAN 8 SANDY LANE BOURNE, MA 02532-3914 | | 24.4-23-0 | | 8 SANDY LN | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| KAHRMAN KEVIN A & | | 08/19/1997 | QS | 108,000 | 10906-305 |

| 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 % |
| EXB-21-587 | 08/23/2021 | 3 | ALT/RENO | 6,000 | | | 100 100 |
| 200727 | 11/10/2000 | 4 | DETACH.STRUC | 800 | 03/28/2002 | TL | 100 100 |
| 980594 | 10/08/1998 | 2 | ADDITIONS | 1,000 | 05/21/2001 | TL | 100 100 |

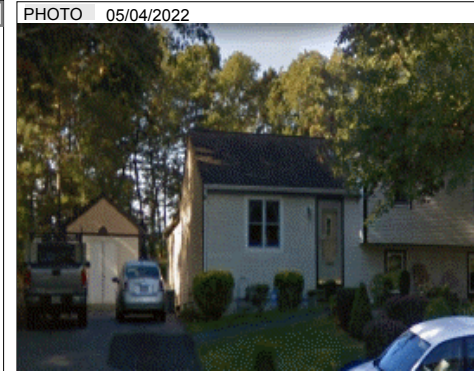
LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|----------|------|------------|-----------|
| 100 | S | 20,000 6 | | 1.00 100 | 1.00 100 | 235,700 | 1.71 | A | 1.00 R06 | 1.00 | | 185,010 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BOURNE | NOTE | LAND | 185,000 | 163,700 | | | |
| Infl1 | AVG | | BUILDING | 245,900 | 217,600 | | | |
| N_Index | AVG | | DETACHED | 2,800 | 2,600 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 433,700 | 383,900 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|--------------|----------|----|-------|-----------|-------|
| APR | A | 1.00 10 0.90 | | | | 0.00 | |
| SHF | A | 1.00 10 0.90 | 12 X 16 | | 192 | 15.95 | 2,800 |

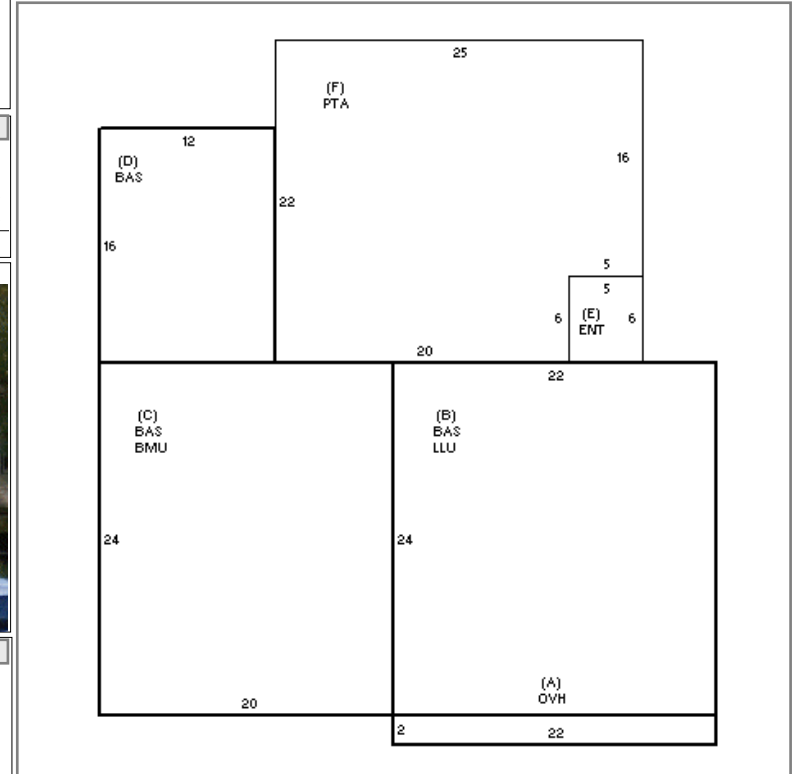


| BUILDING | CD | ADJ | DESC | MEASURE | 6/5/2017 | DB |
|----------|----|------|--------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/5/2017 | EST |
| STYLE | 3 | 0.95 | SPLIT LEVEL [100%] | REVIEW | 5/5/2022 | TL |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 1983 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 311,268 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|
| NET AREA | 1,244 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | OVH | L | OVERHANG | 44 | 1983 | 194.93 | 8,577 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$250 | OVERALL | 1.010 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | LLU | N | LOWER LEVEL UNF | 528 | | 39.03 | 20,607 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BAS | L | BASE AREA | 1,008 | 1983 | 206.63 | 208,287 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | C | BMU | N | BSMT UNFINISHED | 480 | | 49.55 | 23,783 | KITCHEN | A |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | D | BAS | L | BASE AREA | 192 | 1999 | 206.63 | 39,673 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | ENT | N | ENCLOSED ENTRY | 30 | | 90.99 | 2,730 | HEAT | A |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F | PTA | N | PATIO | 520 | | 14.64 | 7,611 | ELECT | A |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |



| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 5 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 0 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| EFF.YR/AGE | 1998 / 24 |
|------------|------------|
| COND | 21 21 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 21 % GD 79 |
| RCNLD | \$245,900 |