

Key: 5715

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.857

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
KITCHELL ANNE C ETUX MICHELLE L WEST 119 OLD DAM RD BOURNE, MA 02532				27.0-30-0				119 OLD DAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KITCHELL ANNE C ETUX				10/10/2013	QS	430,000	27751-130				
WIRSEN CARL O JR &				01/07/1982	QS	19,650	3417-349				

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	%
980535	09/14/1998	12	CYCLICAL		08/10/2016		100	100
		4	DETACH.STRUC	15,000	09/27/1999	MWS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	6	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R07	1.25	270,490
300	A	2,692	6	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R07	1.25	54,850

DETACHED

TOTAL	3.610 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE Slight view of Back River; abutts cranberry bogs	LAND	325,300	287,900			
Infl1	AVG		BUILDING	324,700	287,300			
N_Index	AVG		DETACHED	18,800	18,000			
			OTHER	0	0			
			TOTAL	668,800	593,200			

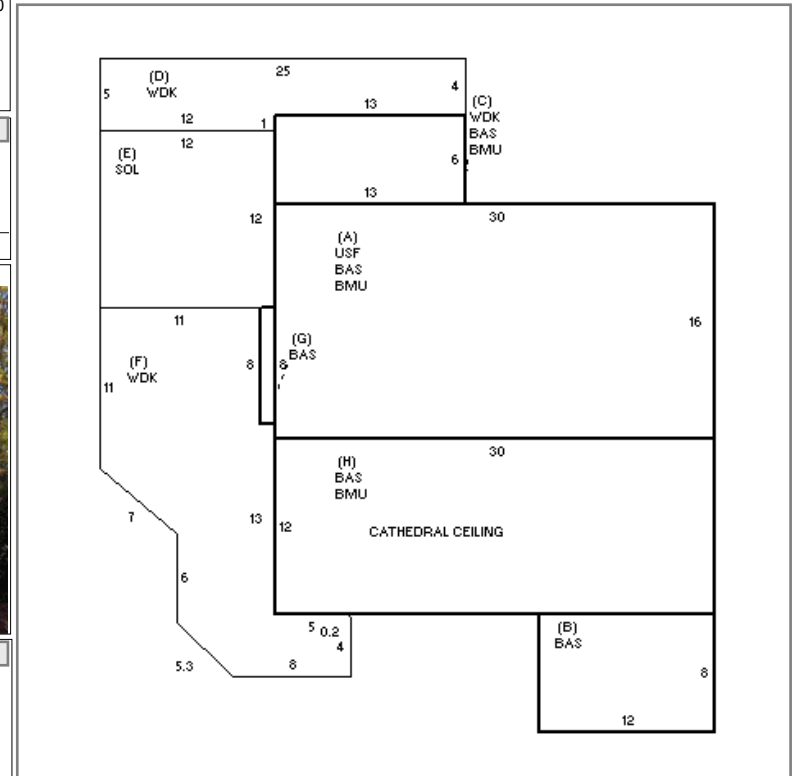
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 24 X 24	1999	576	36.34	18,800
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/10/2016	TL
MODEL	1		RESIDENTIAL	LIST	8/10/2016	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	8/10/2016	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



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YEAR BLT	1982	SIZE ADJ	1.010
NET AREA	1,502	DETAIL ADJ	1.000
\$NLA(RCN)	\$264	OVERALL	1.150
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		5	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	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	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	6	TILE	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	918		44.47	40,825
A	USF	L	UPPER STORY FIN	480	1982	134.19	64,413
+	BAS	L	BASE AREA	1,022	1982	234.12	239,267
+	WDK	N	WOOD DECK	435		26.05	11,332
E	SOL	N	SOLARIUM	144		125.25	18,036
	F23	O	FPL 2S 3OP	1		11,734.80	11,735
	FIX	O	XTRA FIXTURES	4		2,597.08	10,388

TOTAL RCN	395,997	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		G
BATHS		G
HEAT		A
ELECT		A
EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$324,700	