

Key: 5802

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.946

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
BILODEAU MICHAEL K & SUZANNE L TRS KKP REALTY TRUST PO BOX 166 SAGAMORE, MA 02561				27.0-70-3				71-A COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BILODEAU MICHAEL K & SUZA				05/05/2021	F	100	34082-177				
BILODEAU MICHAEL K &				10/01/1986	XX	25,000	5332-253				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		13	OTHER		10/26/2018	RP	100	100
16960	11/01/2016	2	ADDITIONS	20,000	06/26/2019	RP	100	100
10364	06/25/2010	2	ADDITIONS	112,500	05/01/2015	TL	100	100
03530	08/05/2003	2	ADDITIONS	40,000	06/21/2004	JS	100	100
960471	09/30/1996	2	ADDITIONS	6,000	04/25/1997	JS	100	100

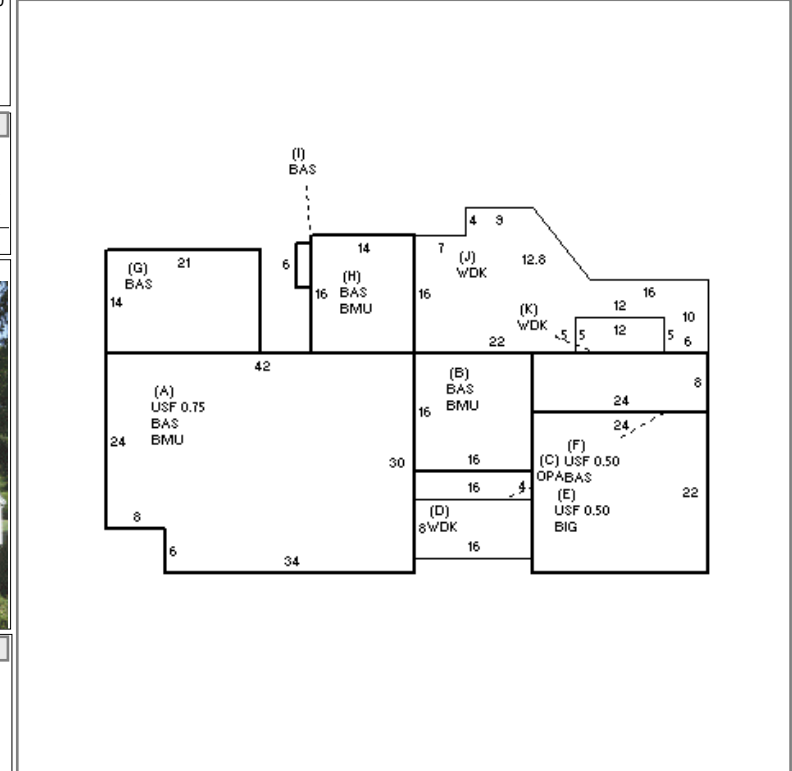
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	6	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R03	0.90		194,750
300	A	0.492	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R03	0.90		7,220

TOTAL	1.410 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	6-2019 chgnd from a 101 to a 109. (2 buildings with living area)			LAND	202,000	188,700
Infl1	AVG		BUILDING	711,400	636,500			
N_Index	AVG		DETACHED	1,800	1,700			
			OTHER	344,000	307,600			
			TOTAL	1,259,200	1,134,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10 X 12	2003	120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	6/24/2019	RP
MODEL	1		RESIDENTIAL	LIST	6/24/2019	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1987	SIZE ADJ	0.995
NET AREA	3,459	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		3	1.00
FIXTURES		15	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
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
+	BMU	N	BSMT UNFINISHED	1,692		34.08	57,658
+	USF	L	UPPER STORY FIN	1,269	1987	119.48	151,623
C	OPA	N	OPEN PORCH	64		88.08	5,637
+	WDK	N	WOOD DECK	700		24.55	17,183
E	BIG	N	BUILT-IN GARAGE	528		90.11	47,576
+	BAS	L	BASE AREA	1,954	1987	197.51	385,935
+	BAS	L	BASE AREA	236	2003	197.51	46,613
	BMF	N	BSMT FINISH	606		50.35	30,514
	F21	O	FPL 2S 1OP	1		10,123.50	10,124
	FIX	O	XTRA FIXTURES	10		2,447.39	24,474
	GFP	O	GAS FIREPLACE	1		7,355.00	7,355
	KIT	O	EXTRA KITCHEN	1		5,772.60	5,773

TOTAL RCN	790,463
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$711,400

