Key: 6266

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6,423

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TKOWSKI JOHN E & GEORGINA C TKOWSKI PO BOX 536 MONUMENT BEACH, MA 02553-0536	30.2-161-0	15 STEPHEN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TKOWSKI JOHN E &	05/05/1989	QS	96,000	961-107

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-21-471	07/10/2021	3	ALT/RENO	7,400			100	100
14123	03/05/2014	15	INSULATE/WEA	3,500	07/02/2014		100	100
910068	03/11/1991	2	ADDITIONS	25,000	08/10/1994	DMB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,710	9 1.00	100 1.00	100 1.00	271,055	2.94	A 1.00	BAV 1.15			195,990

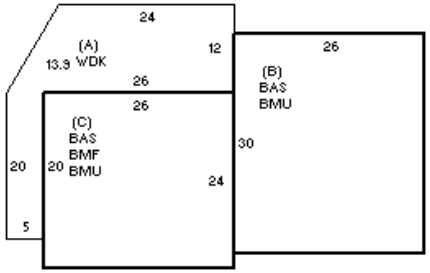
TOTAL	10,716 SF	ZONING	1	FRNT	0
Nbhd	MO BCH	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	196,000	173,500
BUILDING	282,900	250,300
DETACHED	0	0
OTHER	0	0
TOTAL	**478,900**	**423,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 10			0.00	

PHOTO 08/11/2008



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/2/2014	TL
LIST	7/13/2017	EST
REVIEW	7/13/2017	DB

BLDG COMMENTS

YEAR BLT	1957	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$258	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	45	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	430		21.90	9,416
+	BMU	N	BSMT UNFINISHED	1,404		32.75	45,981
B	BAS	L	BASE AREA	780	1991	188.07	146,693
C	BMF	N	BSMT FINISH	624		44.92	28,028
C	BAS	L	BASE AREA	624	1957	188.07	117,354
	F12	O	FPL 1S 2OP	1		8,631.80	8,632
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550

TOTAL RCN	362,653

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$282,900