

Key: 6288

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.445

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
KELLIHER THOMAS E & CATHERINE KELLIHER P O BOX 766 MONUMENT BEACH, MA 02553-0766		30.2-182-1	12 CARL GARDNER RD			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
		03/17/1988	XX		6177-145	

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-21-820	11/09/2021	3	ALT/RENO	7,600			100 100
EXB-20-318	09/29/2020	15	INSULATE/WEA	4,309	07/06/2016	TL	100 100
		12	CYCLICAL		06/22/2004	TL	100 100
03467	07/15/2003	4	DETACH.STRUC	1,700			100 100

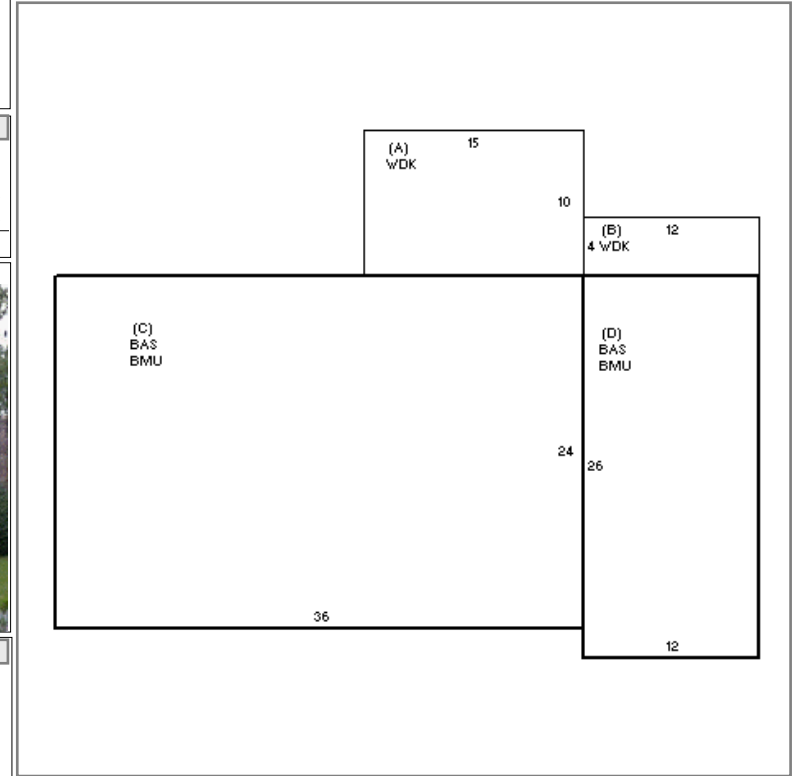
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,640	9	1.00	100	1.00	100	1.00	247,485	2.37	A	1.00	R05	1.05		183,780

TOTAL	13,634 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	183,800	162,700			
Infl1	AVG		BUILDING	234,300	207,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	418,100	370,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	8 X 10		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	10/7/2020	TL
MODEL	1		RESIDENTIAL	LIST	10/7/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	4/28/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,176	DETAIL ADJ	1.000
\$NLA(RCN)	\$246	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	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	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	198		35.14	6,959
+	BMU	N	BSMT UNFINISHED	1,176		36.64	43,091
+	BAS	L	BASE AREA	1,176	1973	192.90	226,847
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	289,233
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$234,300