

Key: 6731

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.896

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KEENEN-SALAMONE ERIN A & RUSSEL J SALAMONE				31.0-89-0				3 CANTERBURY LN			
3 CANTERBURY LN				Bourne, MA 02532				TRANSFER HISTORY			
				DOS	T	SALE PRICE	BK-PG (Cert)				
				09/05/2017	QS	475,000	30745-240				
				02/24/2004	N	440,000	18248-161				
				07/28/1995	Q	266,600	9775-178				

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 %
B-23-11	02/03/2023	3	ALT/RENO	45,000	08/07/2023	SL	100 100
PL-22-266	09/26/2022	3	ALT/RENO	10,000	03/10/2023	TL	100 100
990320	06/14/1999	4	DETACH.STRUC	2,600	11/06/1999	MS	100 100
940210	05/12/1994	1	NEW CONSTRUCT	140,000	12/08/1995	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,872	9	1.00	100	1.00	100	1.00	259,270	1.53	A	1.00	R06	1.10			208,460

TOTAL	22,869 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	208,500	184,500			
Infl1	AVG		BUILDING	519,400	419,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			<b>TOTAL</b>	<b>730,000</b>	<b>606,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	10 X 14	1999	140	16.42	2,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/7/2023	SL
MODEL	1		RESIDENTIAL	LIST	8/7/2023	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	9/14/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1994	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,497	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,402		36.75	51,517
\$NLA(RCN)	\$242	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	1,080		39.92	43,117
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,080	1994	119.59	129,153
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	OPA	N	OPEN PORCH	180		75.18	13,532
				FLOOR COVER	1	HARDWOOD	1.02	D	AGR	N	ATT GARAGE	552		71.09	39,241
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	1,417	1994	211.01	299,006
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	WDK	N	WOOD DECK	201		29.79	5,988
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		10,132.30	10,132
				USE	0		1.00		FIX	O	XTRA FIXTURES	5		2,449.52	12,248

TOTAL RCN	603,935
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$519,400

