

Key: 7136

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.290

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCANNEY KYLE BRANDON C/O NEWLIFE LLC 20 PROUTY RD BURLINGTON, MA 01803				34.0-54-0				413 COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEWLIFE LLC				05/12/2023	QS	610,000	35782-305				
MCANNEY KYLE BRANDON				07/07/2009	QS	372,500	23870-32				
LAUBENSTEIN LAURIE A				02/07/2007	F	1	21762-102				

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	%
10107	03/29/2010	4	DETACH.STRUC	10,000	08/09/2013	DB	100	100
960595	12/04/1996	10	WOODSTOVE	200	07/11/1997	JC	100	100

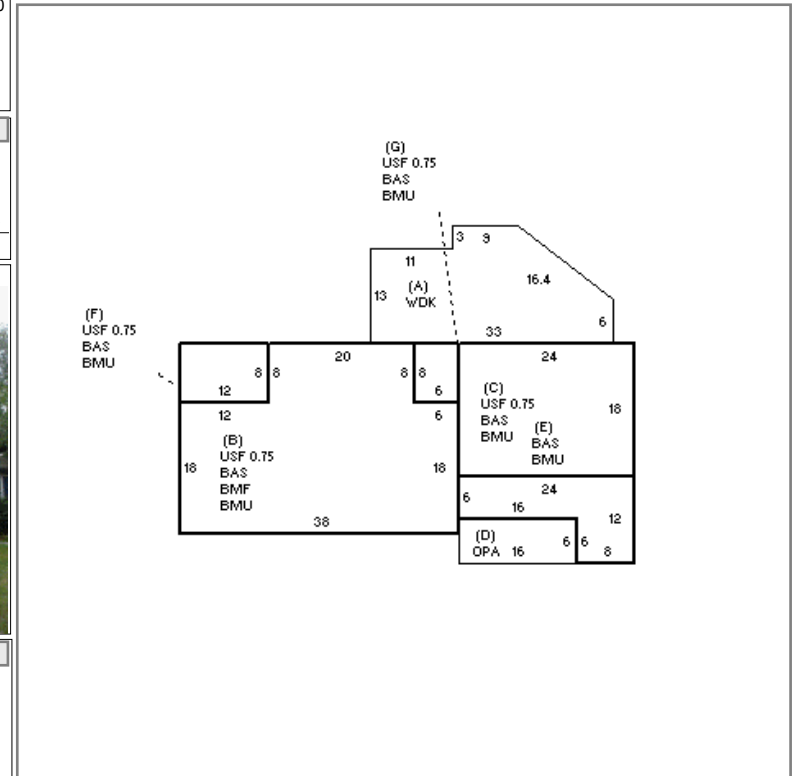
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	223,915	1.00	A	1.00	R03	0.95		205,570
300	A	0.048	9	1.00	100	1.00	100	1.00	15,485	1.00	A	1.00	R03	0.95		740

TOTAL	42,079 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE LOT IS EXTREMELY NARROW	LAND	206,300	182,600	BUILDING	447,400	395,900
Infl1	AVG		DETACHED	22,300	21,200	OTHER	0	0
N_Index	AVG		TOTAL	676,000	599,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	-	0.90	50 0.50	8 X 16	128	14.78	900
APO	A	1.00	50 0.50			0.00	
DGF	A	1.00	10 0.90	24X28	2010	35.32	21,400



BUILDING	CD	ADJ	DESC	MEASURE	8/9/2013	DB
MODEL	1		RESIDENTIAL	LIST	8/9/2013	EST
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1984	SIZE ADJ	1.000
NET AREA	2,677	DETAIL ADJ	1.000
\$NLA(RCN)	\$214	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		11	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	430		23.71	10,195
EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,612		32.91	53,057
ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	844		38.53	32,516
ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,180	1984	200.42	236,493
FLOOR COVER	1	HARDWOOD	1.02	+	USF	L	UPPER STORY FIN	741	1984	115.40	85,514
INT. FINISH	2	DRYWALL	1.00	C	BAS	L	BASE AREA	432	1990	200.42	86,580
HEATING/COOLING	2	HOT WATER	1.02	C	USF	L	UPPER STORY FIN	324	1990	115.41	37,392
FUEL SOURCE	1	OIL	1.00	D	OPA	N	OPEN PORCH	96		79.77	7,658
USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,363.93	14,184
					KIT	O	EXTRA KITCHEN	1		5,575.50	5,576
					MST	O	MAS/METAL STACK	1		4,430.00	4,430

TOTAL RCN	573,595
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	\$447,400