Key: 7236

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,388

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DUPUIS KIMBERLY A & DEBORAH BRALEY TRS LBHPH RLTY TR PO BOX 282 MONUMENT BEACH, MA 02553	34.2-34-0	3 TIMBERKNOLL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DUPUIS KIMBERLY A & DEBOR	12/21/2018	F	1	31744-225
CRAHAN THOMAS F &	04/08/1997	XX		10688-233

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	%
01618	10/09/2001	4	DETACH.STRUC	1,600	11/05/2003	TL	100	100
930275	06/02/1993	6	FENCE	270	04/15/1994	JS	100	100

LAND

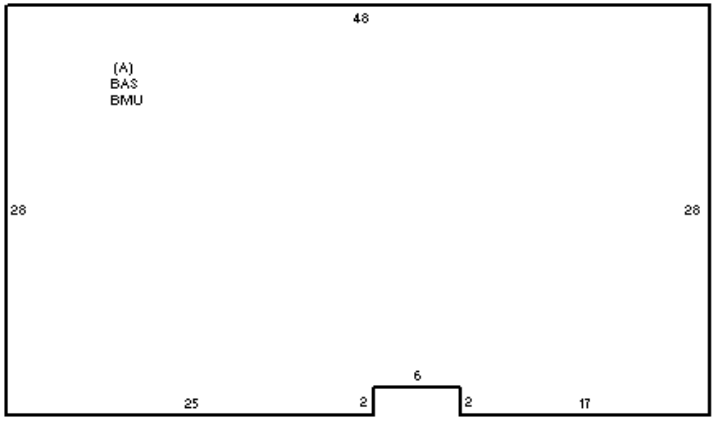
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,100	9 1.00	100 1.00	100 1.00	247,485	1.42	A 1.00	R05 1.05			202,660

TOTAL	25,091 SF	ZONING	1	FRNT	0

Nbhd	MO BCH
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	202,700	179,400
BUILDING	248,800	220,200
DETACHED	10,000	9,500
OTHER	0	0
TOTAL	**461,500**	**409,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPC	A 1.00	A 0.75			544	24.49	10,000
SHF	A 1.00	10 0.90	8 X 10			0.00	

PHOTO 04/14/2021

BLDG COMMENTS

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	4/14/2021	RP
LIST	4/14/2021	EST
REVIEW	4/14/2021	RP

YEAR BLT	1973	SIZE ADJ	1.015
NET AREA	1,332	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,332		32.10	42,759
A	BAS	L	BASE AREA	1,332	1973	188.89	251,606
	BMG	O	BSMT GARAGE	2		7,162.55	14,325
	F11	O	FPL 1S 1OP	1		8,056.90	8,057
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	323,168

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

EFF.YR/AGE	1996 / 26		
COND	23	23 %	
FUNC	0		
ECON	0		
DEPR	23	% GD	77
RCNLD			$248,800