**Key: 7586**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,742

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| KELLY BRIAN ETUX<br>COURTNEY KELLY<br>4 SILVER BIRCH LN<br>BOURNE, MA 02532 | 35.2-32-0 | 4 SILVER BIRCH LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| KELLY BRIAN ETUX | 05/25/2012 | QS | 275,000 | 26363-204 |
| FINE ANN E | 12/23/1993 | A. | 1 | 08967-00084 |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

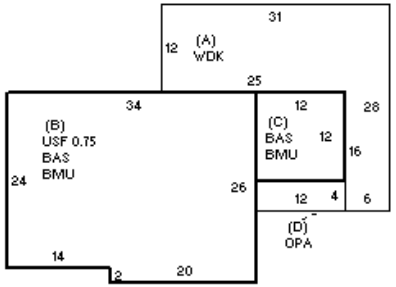
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| EXB-21-538 | 08/03/2021 | 15 | INSULATE/WEA | 3,166 | | | 100 | 100 |
| 04775 | 10/20/2004 | 3 | ALT/RENO | 19,590 | 08/23/2007 | DB | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,056 | 9 1.00 | 100 1.00 | 100 1.00 | 235,700 | 2.18 | A 1.00 | R04 1.00 | | | 177,250 |

| TOTAL | 15,072 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|
| Nbhd | MO BCH | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 177,300 | 156,900 |
| BUILDING | 320,100 | 283,300 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **497,400** | **440,200** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|

PHOTO 08/26/2008

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | + | 1.05 | AVERAGE + [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 8/26/2008 | JH |
|---|---|---|
| LIST | 8/26/2008 | EST |
| REVIEW | 9/3/2008 | KEO |

| YEAR BLT | 1978 | SIZE ADJ | 1.010 |
|---|---|---|---|
| NET AREA | 1,642 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $235 | OVERALL | 1.090 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 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 |
|---|---|---|---|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| A | WDK | N | WOOD DECK | 468 | | 24.69 | 11,555 |
| + | BMU | N | BSMT UNFINISHED | 1,000 | | 42.15 | 42,152 |
| + | BAS | L | BASE AREA | 1,000 | 1978 | 229.23 | 229,230 |
| B | USF | L | UPPER STORY FIN | 642 | 1978 | 125.69 | 80,693 |
| D | OPA | N | OPEN PORCH | 48 | | 94.19 | 4,521 |
| | F21 | O | FPL 2S 1OP | 1 | | 10,182.70 | 10,183 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,461.77 | 7,385 |

| TOTAL RCN | 385,718 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | G |
| INTERIOR | A |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |

| EFF.YR/AGE | 2002 / 20 | |
|---|---|---|
| COND | 17 | 17 % |
| FUNC | 0 | |
| ECON | 0 | |
| DEPR | 17 | % GD 83 |
| RCNLD | | $320,100 |