

Key: 7803

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.960

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KUNTZ JENNIFER M & JAMES M KERRIGAN PO BOX 952 POCASSET, MA 02559				38.0-20-0				229 BARLOWS LANDING RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KUNTZ JENNIFER M & KUNTZ JENNIFER M				07/20/2006	F	100	21199-272				
HOLT SAMUEL B &				07/30/2002	QS	260,000	15419-46				
					XX	01486-0767					

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-563	09/01/2023	14	SOLAR	52,540			100 100
B-21-49	02/05/2021	8	POOL	65,000	06/15/2023	TL	33 50
14699	08/21/2014	15	INSULATE/WEA	2,700			100 100
05605	09/06/2005	2	ADDITIONS	190,000	10/04/2007	JB	100 100
04137	03/15/2004	1	NEW CONSTRUC	57,000	10/04/2007	JB	100 100

LAND

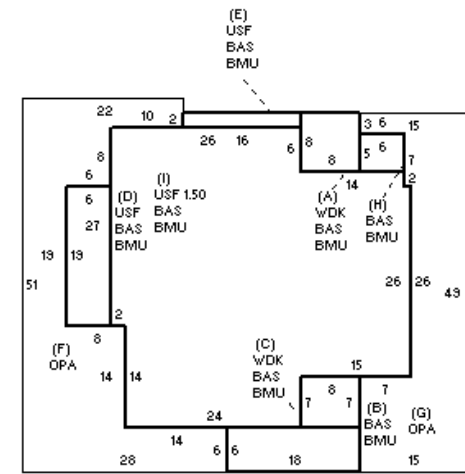
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R06	1.05		227,210
300	A	2.192	11	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R06	1.05		37,520

DETAILED

TOTAL	3.110 Acres		ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC		NOTE				LAND	264,700	234,200
Infl1	AVG			LAND BUILDING	774,400	688,700			
N_Index	AVG			DETACHED	113,300	97,100			
						OTHER	227,100	203,300	
						TOTAL	1,379,500	1,223,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 18 X 30		540	36.34	17,700
GFU	V	1.30	10 0.90 24X24+22X46		1,588	53.43	76,400
GHD	A	1.00	10 0.90 8 X 12		96	29.06	2,500
CAB	E	1.90	10 0.90 7 X 28	2021	196	45.03	7,900
OPS	E	1.90	10 0.90 11 X 28	2021	308	31.92	8,800

PHOTO 05/23/2022



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/11/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/12/2018	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/15/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS		

YEAR BLT	2006	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	879,981
NET AREA	4,190	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,860		38.23	71,112		
\$NLA(RCN)	\$210	OVERALL	1.190	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,860	2006	228.37	424,762		
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	120		50.95	6,114		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	2,330	2006	111.71	260,285		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	1,173		69.92	82,011		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	13		2,745.85	35,696		
				HEATING/COOLING	11	HT WATER CL AIR	1.05										
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	uc
ECON	0	
DEPR	12	% GD 88
RCNLD	\$774,400	

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Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.961

LEGALS

CURRENT OWNER						PARCEL ID				LOCATION			
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TRANSFER HISTORY						DOS	T	SALE PRICE		BK-PG (Cert)			

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

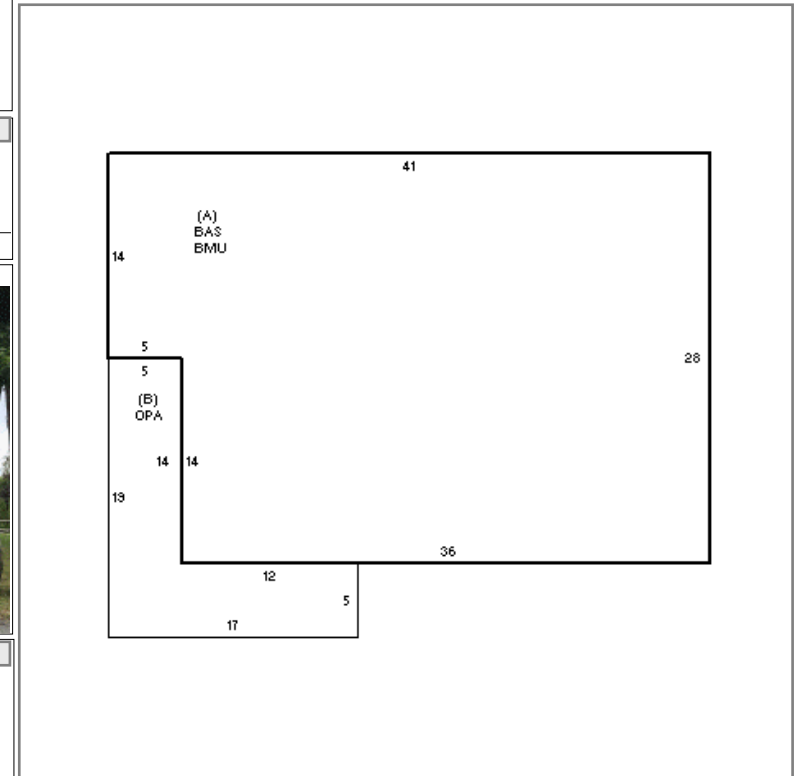
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
			LAND BUILDING DETACHED OTHER	227,100	
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/12/2018	TL
MODEL	1		RESIDENTIAL	LIST	9/12/2018	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	9/19/2018	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2004	SIZE ADJ	1.015
NET AREA	1,078	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	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	1,078		36.64	39,500
A	BAS	L	BASE AREA	1,078	2004	192.90	207,943
B	OPA	N	OPEN PORCH	155		65.68	10,180
	FIX	O	XTRA FIXTURES	3		2,140.00	6,420

TOTAL RCN	264,042	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$227,100	