Key: 8059

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,223

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SOUTHWOOD CHRISTOPHER M (EXEC) 21 KENWOOD ROAD POCASSET, MA 02559	38.3-78-0	36 FAIRVIEW RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SOUTHWOOD CHRISTOPHER M (	04/10/2012	F		26235-200/01
BOTTI JUDITH A	02/18/2010	F	1	24375-141
BOTTI JUDITH A	02/18/2010	F	1	24375-138

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	11 1.00	100 1.00	100 1.00	589,250	3.44	A 1.00	BA+ 2.50			419,370

TOTAL	9,017 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	419,400	326,600
BUILDING	174,100	154,100
DETACHED	800	700
OTHER	0	0
TOTAL	**594,300**	**481,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	F 0.70	40 0.60	6 X 8		48	12.33	400
PTD	A 1.00	30 0.70	10 X 10		100	5.41	400

PHOTO 09/04/2008

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	11/2/2023	SL
LIST	11/2/2023	EST
REVIEW	11/2/2023	SL

BLDG COMMENTS

YEAR BLT	1952	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	6	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	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	960	1952	200.25	192,238
B	OPA	N	OPEN PORCH	284		59.43	16,878
	CPC	O	CAPE CELLAR	1		3,813.00	3,813
	F11	O	FPL 1S 1OP	1		8,096.60	8,097
	FIX	O	XTRA FIXTURES	1		2,150.90	2,151

TOTAL RCN	223,176

CONDITION ELEM	CD
EXTERIOR	G
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			$174,100