Key: 8068

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,233

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KILDUFF DIANE E PO BOX 3652 POCASSET, MA 02559-3652	38.3-88-0	8 WENAUMET BLUFFS DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KILDUFF DIANE E	08/16/1995	XX		9801-99

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	%
		4	DETACH.STRUC		03/06/2018	DB	100	100

LAND

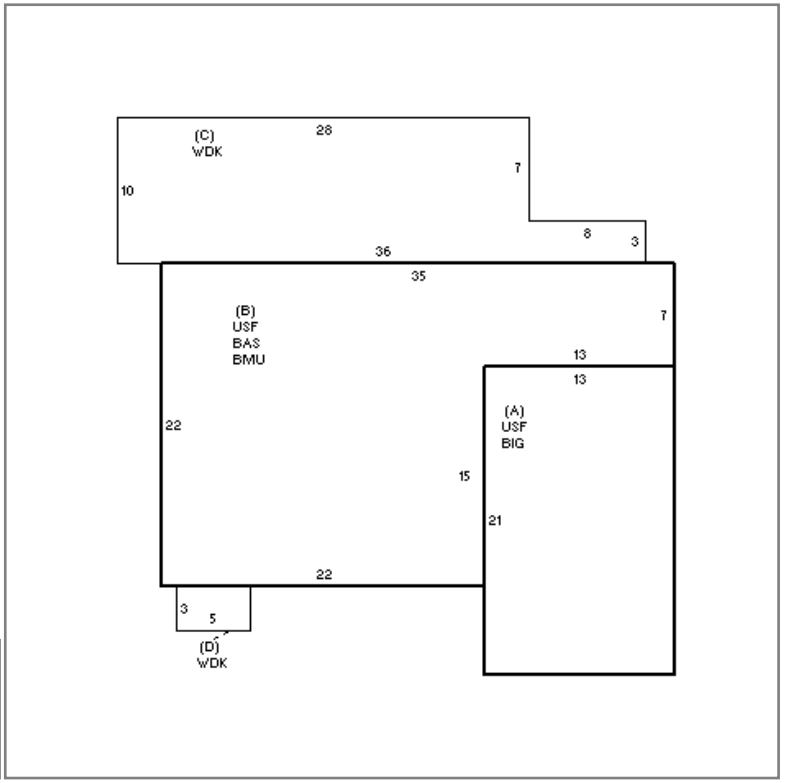
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,200	11 1.00	100 1.00	100 1.00	942,800	7.05	A 1.00	REX 4.00			640,860

TOTAL	4,182 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE: PPD & FLD in Pocasset River;Chapter 91 License #84-1
Expires 2094
Abuts a town landing boat ramp. No motorized boats

ASSESSED	CURRENT	PREVIOUS
LAND	640,900	567,200
BUILDING	237,500	210,100
DETACHED	38,500	36,600
OTHER	0	0
TOTAL	**916,900**	**813,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FLD	V 1.30	10 0.90	20X5		100	78.52	7,100
PPD	V 1.30	10 0.90	37X4		148	235.56	31,400

PHOTO 07/10/2019

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/10/2019	RP
LIST	7/10/2019	EST
REVIEW		

YEAR BLT	1960	SIZE ADJ	1.015
NET AREA	1,423	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	273		97.96	26,743
+	USF	L	UPPER STORY FIN	848	1960	119.10	100,995
B	BMU	N	BSMT UNFINISHED	575		50.93	29,283
B	BAS	L	BASE AREA	575	1960	240.23	138,133
+	WDK	N	WOOD DECK	319		23.63	7,539
	F21	O	FPL 2S 1OP	1		9,745.80	9,746

TOTAL RCN 312,439

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $237,500