

Key: 8152

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.315

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
VIRBASIUS MADELINE MARIE TR MADELINE M VIRBASIUS LIVING TR PO BOX 628 POCASSET, MA 02559-0628				38.3-178-0				41 KENWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
VIRBASIUS MADELINE MARIE				12/05/2011	F	25895-4	1				
VIRBASIUS MADELINE M				10/14/2004	F	19130-245+					
VIRBASIUS PETER J &					XX	01218-0516					

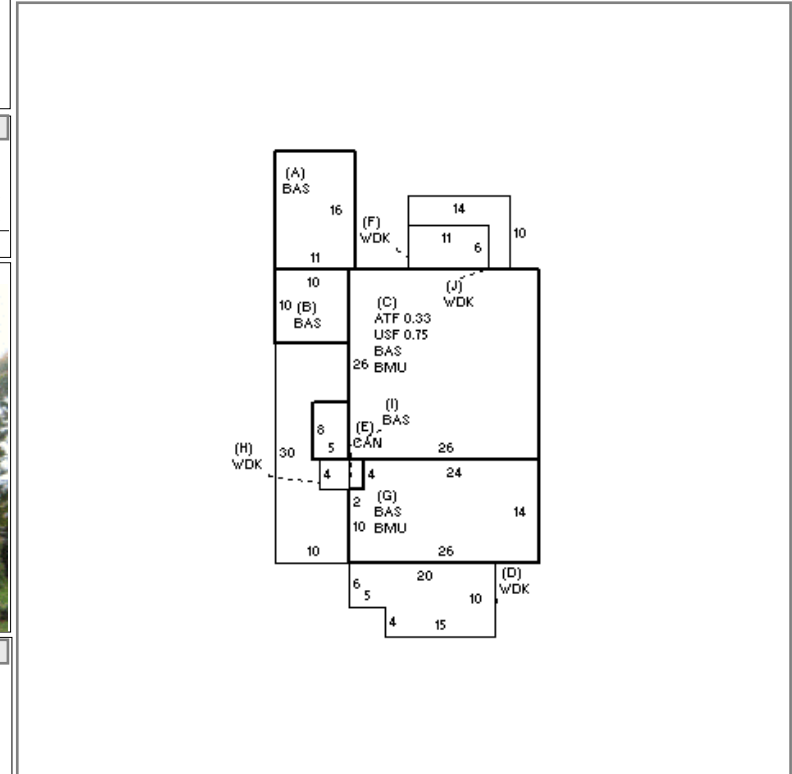
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
12498	07/23/2012	3	ALT/RENO	5,300	11/07/2014	TL	100 100
990390	06/25/1999	9	DECK	800	11/18/1999	MS	100 100
920284	06/03/1992	3	ALT/RENO	15,300	04/16/1993	JS	100 100
911010	04/01/1991	4	DETACH.STRUC	1,500	03/01/1992	HS	100 100
1089	03/09/1987	2	ADDITIONS	18,000	07/17/1996	JC	100 100

TOTAL	10,019 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE				LAND	270,900	239,800
Inf1	AVG		BUILDING	344,900	305,200			
N_Index	AVG		DETACHED	5,100	4,800			
			OTHER	0	0			
TOTAL						620,900	549,800	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 10 0.90	16 X 24		384	14.76	5,100



BUILDING	CD	ADJ	DESC	MEASURE	11/7/2014	TL
MODEL	1		RESIDENTIAL	LIST	11/7/2014	TL
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/14/2018	KT
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1961	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	442,209		
NET AREA	1,855	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,348	1961	219.29	295,603	CONDITION ELEM	CD		
\$NLA(RCN)	\$238	OVERALL	1.100	EXT COVER	10	VERT BOARD	1.00	+	BMU	N	BSMT UNFINISHED	1,032		42.54	43,900	EXTERIOR	G		
				ROOF SHAPE	1	GABLE	1.00	C	USF	L	UPPER STORY FIN	507	1961	128.36	65,078	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	ATF	N	ATTIC FINISH	223		72.42	16,149	KITCHEN	A		
				FLOOR COVER	3	W/W CARPET	1.00	+	WDK	N	WOOD DECK	410		24.92	10,217	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	E	CAN	N	CANOPY	300		12.70	3,810	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	O	XTRA FIXTURES	3		2,484.37	7,453	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	1997 / 25
																		COND	22 22 %
																		FUNC	0
																		ECON	0
																		DEPR	22 % GD 78
																		RCNLD	\$344,900