Key: 8154

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,317

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POWER NICHOLAS C 35 VICTORY AVE MILTON, MA 02186	38.3-180-0	49 KENWOOD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POWER NICHOLAS C	03/25/2020	A	300,000	32784-1
POWER STEPHEN ETUX	02/19/2003	F		16410-254
POWER STEPHEN &		XX		02593-0103

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	%
17440	06/13/2017	3	ALT/RENO	22,750			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	377,120	3.13	A 1.00	BAV 1.60			270,910

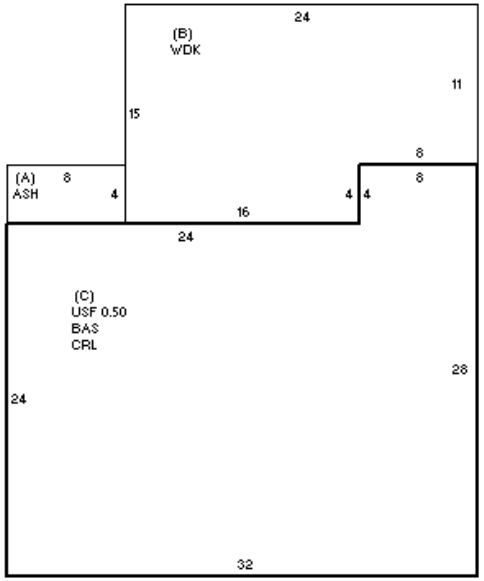
TOTAL	10,019 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	270,900	239,800
BUILDING	224,200	198,400
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**497,000**	**440,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10X16		160	15.95	1,900

PHOTO 09/08/2008



BLDG COMMENTS

BUILDING

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

MEASURE	9/8/2008	RJM
LIST	9/8/2008	EST
REVIEW	9/9/2008	KEO

YEAR BLT	1977	SIZE ADJ	1.015
NET AREA	1,200	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
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	ASH	N	ATT SHED	32		27.52	881
B	WDK	N	WOOD DECK	328		23.63	7,751
C	CRL	N	BSMT CRAWL	800		28.42	22,737
C	BAS	L	BASE AREA	800	1977	228.21	182,568
C	USF	L	UPPER STORY FIN	400	1977	121.73	48,694
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069
	MST	O	MAS/METAL STACK	1		4,415.40	4,415

TOTAL RCN	283,860

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

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$224,200