Key: 8158

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,321

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KENNEDY LIEN ETUX JOSEPH KENNEDY 7 FATHERLAND DR BYFIELD, MA 01922	38.3-186-0	85 WINGS NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KENNEDY LIEN ETUX	06/27/2007	QS	331,000	22143-153
TOMPKINS JEFFREY S AND	06/15/1998	QS	132,000	11501-87

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	8,428	11 1.00	100 1.00	100 1.00	589,250	3.66	A 1.00	BA+ 2.50			417,120

TOTAL	8,407 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

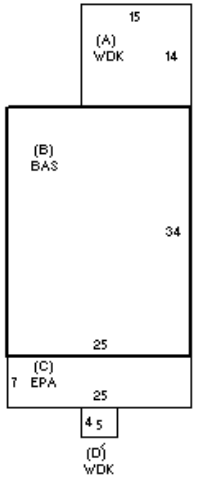
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	417,100	324,900
BUILDING	119,900	106,200
DETACHED	7,200	6,900
OTHER	0	0
TOTAL	**544,200**	**438,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	10 X 18		180	53.31	7,200

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/19/2008	DB
LIST	6/19/2008	DB
REVIEW	6/19/2008	DB

YEAR BLT	1910	SIZE ADJ	1.020
NET AREA	850	DETAIL ADJ	1.000
$NLA(RCN)	$186	OVERALL	0.720

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	6	GRAVITY	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	230		19.02	4,375
B	BAS	L	BASE AREA	850	1910	145.63	123,790
C	EPA	N	ENCLOSED PORCH	175		54.19	9,484
	ATF	N	ATTIC FINISH	408		45.59	18,601
	FIX	O	XTRA FIXTURES	1		1,564.30	1,564

TOTAL RCN	157,814

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			$119,900