

Key: 8162

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.324

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LORIDAS ARTHUR S & CAROL A TR LORIDAS NOMINEE TRUST 24 UPLAND ROAD NEEDHAM, MA 02492-3651				38.3-192-0				80 KENWOOD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LORIDAS ARTHUR S & CAROL LORIDAS ARTHUR S				04/22/2013	F XX		1 27311-60 02751-0318				

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 %
EXB-21-322	05/07/2021	3	ALT/RENO	3,950	06/04/2021	TL	100 100
16893	10/21/2016	3	ALT/RENO	1,500	06/25/2019	TL	100 100
10386	07/01/2010	3	ALT/RENO	11,000	06/25/2019	TL	100 100
920471	09/01/1992	2	ADDITIONS	50,000	08/11/1994	DMB	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	7,024	11	1.00	100	1.00	100	1.00	377,120	4.33	A	1.00	BAV	1.60			263,440

TOTAL	7,013 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	263,400	233,200			
Infl1	AVG		BUILDING	130,700	115,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	394,100	348,900			

DETACHED

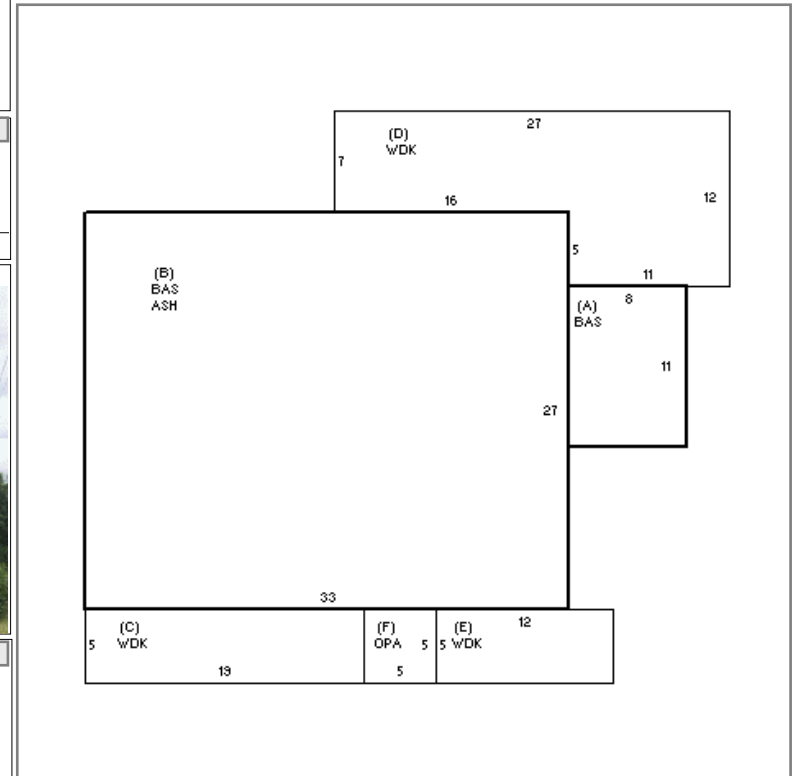
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 8			0.00	



PHOTO	06/25/2019
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/25/2019	TL
MODEL	1		RESIDENTIAL	LIST	6/25/2019	TL
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	979	DETAIL ADJ	1.000
\$NLA(RCN)	\$176	OVERALL	0.720
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	1	PIER	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	5	OTHER	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	979	1940	145.63	142,576
B	ASH	N	ATT SHED	891		12.09	10,773
+	WDK	N	WOOD DECK	399		15.69	6,259
F	OPA	N	OPEN PORCH	25		69.83	1,746
	F11	O	FPL 1S 1OP	1		5,888.40	5,888
	FIX	O	XTRA FIXTURES	3		1,564.03	4,692

TOTAL RCN	171,935	
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	\$130,700	