Key: 8165

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,327

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOLINDER MATTHEW & MICHAEL BOLINDER & KATE SANDFORD 98 FRENCH AVE BROCKTON, MA 02301	38.3-194-0	70 KENWOOD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOLINDER MATTHEW & MICHAE	02/15/2022	J	68,000	34907-43
BOLINDER MATTHEW & MICHAE	12/12/2017	F	1	30957-32
BOLINDER SUSAN & SALLY DU	07/23/2012	F	1	26521-157

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

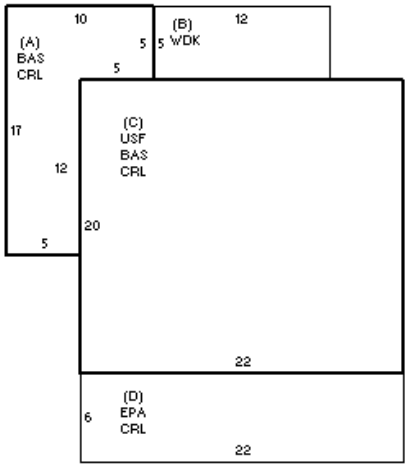
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	3,072	11 1.00	100 1.00	100 1.00	377,120	9.53	A 1.00	BAV 1.60			253,510

TOTAL	3,093 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	253,500	224,400
BUILDING	174,600	154,500
DETACHED	2,200	2,100
OTHER	0	0
TOTAL	430,300	381,000



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	11X17		187	15.95	2,200

PHOTO 09/08/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [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	1920	SIZE ADJ	1.020
NET AREA	990	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	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	1	HARDWOOD	1.02
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
+	CRL	N	BSMT CRAWL	682		27.78	18,943
+	BAS	L	BASE AREA	550	1920	234.77	129,123
B	WDK	N	WOOD DECK	60		58.03	3,482
C	USF	L	UPPER STORY FIN	440	1920	118.97	52,345
D	EPA	N	ENCLOSED PORCH	132		88.95	11,742
	F21	O	FPL 2S 1OP	1		9,524.30	9,524
	FIX	O	XTRA FIXTURES	2		2,302.40	4,605

TOTAL RCN	229,764

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		$174,600