

Key: 8168

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.330

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CURRENT OWNER		PARCEL ID		LOCATION		
CURRY THOMAS F JR & SUSAN J CURRY PO BOX 976 POCASSET, MA 02559		38.3-197-0		60 KENWOOD RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	
CURRY THOMAS F JR & SUSAN		09/08/2022	F	1 35352-103		
CURRY JR THOMAS F & SUSAN		11/15/2018	F	1 31664-253		
CURRY THOMAS F ETUX		06/03/2015	F	100 28913-3		
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	
100	S	8,687	11	1.00	100	1.00

ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
377,120	3.56	A	1.00	BAV	1.60	267,610

TOTAL	8,668 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND		267,600	236,800		
Infl1	AVG		BUILDING		300,400	265,800		
N_Index	AVG		DETACHED		0	0		
			OTHER		0	0		
TOTAL				568,000		502,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2020	TL
MODEL	1		RESIDENTIAL	LIST	4/12/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/12/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1955	SIZE ADJ	1.015
NET AREA	1,440	DETAIL ADJ	1.000
\$NLA(RCN)	\$227	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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
A	BMU	N	BSMT UNFINISHED	672		49.06	32,967
A	BAS	L	BASE AREA	672	1955	219.83	147,729
+	USF	L	UPPER STORY FIN	768	1955	115.88	88,998
B	ASH	N	ATT SHED	32		26.51	848
C	EPA	N	ENCLOSED PORCH	144		87.68	12,626
D	BIG	N	BUILT-IN GARAGE	288		94.36	27,177
F21	O		FPL 2S 1OP	1		9,388.20	9,388
FIX	O		XTRA FIXTURES	3		2,269.70	6,809

TOTAL RCN	326,541
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$300,400

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 %
H458	05/29/2020	3	ALT/RENO		04/12/2021	TL	100 100
E-20-38	05/18/2020	3	ALT/RENO	4,500	04/12/2021	TL	100 100
19944	10/10/2019	3	ALT/RENO	25,000	02/18/2020	TL	100 100
18700	08/20/2018	15	INSULATE/WEA				100 100

