

Key: 8173

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.335

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
CARNEY MICHAEL & BRIAN MCCANN		38.3-202-0	38 KENWOOD RD		
TRS OF 38 KENWOOD RLTY TRUST		TRANSFER HISTORY			
9 BRIARCLIFF DR		DOS	T	SALE PRICE	BK-PG (Cert)
HOPKINTON, MA 01748		CARNEY MICHAEL & BRIAN MC	04/08/2014	F	28074-75
		CARNEY MICHAEL F TR OF 38	08/28/2008	F	100 23126-8
		MCCANN BRIAN M &	09/05/2002	F	100 15557-338

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD
1010	100	SINGLE FAMILY			1	1 of 1
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	9,375	11	1.00	100	1.00	100	1.00	377,120	3.32	A	1.00	BAV	1.60			269,330

TOTAL	9,365 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE		LAND	269,300	238,400		
Infl1	AVG		BUILDING	226,200	200,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				TOTAL	495,500	438,600		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/4/2008	RJM
MODEL	1		RESIDENTIAL	LIST	9/4/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/5/2008	KEO
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,224	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		6	1.00
BEDROOMS		3	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	4	FLR/WALL(FULL)	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	160		80.14	12,823
+	WDK	N	WOOD DECK	428		23.20	9,929
C	BMU	N	BSMT UNFINISHED	816		39.60	32,315
C	BAS	L	BASE AREA	816	1972	215.37	175,740
C	USF	L	UPPER STORY FIN	408	1972	119.50	48,756
	F21	O	FPL 2S 1OP	1		9,567.00	9,567
	FIX	O	XTRA FIXTURES	2		2,312.75	4,626

TOTAL RCN	293,756
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$226,200

