Key: 8175

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,337

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ABERNETHY BRIAN & CHERYL TRS ABERNETHY FAMILY TRUST 21 KENDRICK LANE POCASSET, MA 02559	38.3-204-0	21 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ABERNETHY BRIAN & CHERYL	05/13/2022	F	100	35118-296
ABERNETHY BRIAN P & CHERY	07/20/2018	QS	385,000	31416-300
OMALLEY EDWARD & CAROLINE	10/05/2016	F	100	29986-171

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

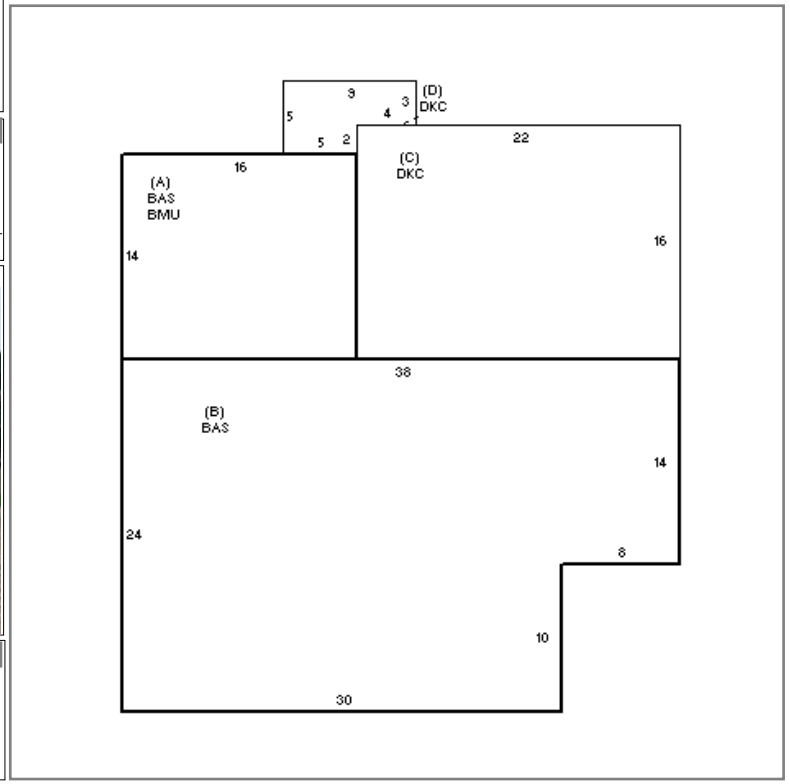
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		12	CYCLICAL		09/13/2018	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,875	11 1.00	100 1.00	100 1.00	377,120	3.90	A 1.00	BAV 1.60			265,570

TOTAL	7,884 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	265,600	235,000
BUILDING	253,700	224,500
DETACHED	2,100	2,000
OTHER	0	0
TOTAL	**521,400**	**461,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	G 1.20	10 0.90	10 X 12		120	19.71	2,100

PHOTO 09/12/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	9/13/2018	TL
LIST	9/13/2018	EST
REVIEW	8/30/2019	RP

YEAR BLT	1952	SIZE ADJ	1.015
NET AREA	1,056	DETAIL ADJ	1.000
$NLA(RCN)	$261	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	8	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	224		66.73	14,948
+	BAS	L	BASE AREA	1,056	1952	208.68	220,366
+	DKC	N	DECK-COMPOSITE	389		68.26	26,552
	FIX	O	XTRA FIXTURES	3		2,315.10	6,945
	GFP	O	GAS FIREPLACE	1		6,957.20	6,957

TOTAL RCN	275,768

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		$253,700