Key: 8176

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,338

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HALE JANET L ETUX JAMES K HALE 26 ANAWAN RD NORTH ATTLEBORO, MA 02760	38.3-205-0	25 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HALE JANET L ETUX	06/28/2016	QS	369,999	29759-130
EVERETT ELIZABETH C &	10/04/2005	N	366,000	20329-291
SPADAFORA AVIS M TR OF TH	01/21/2004	F	1	18146-109

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

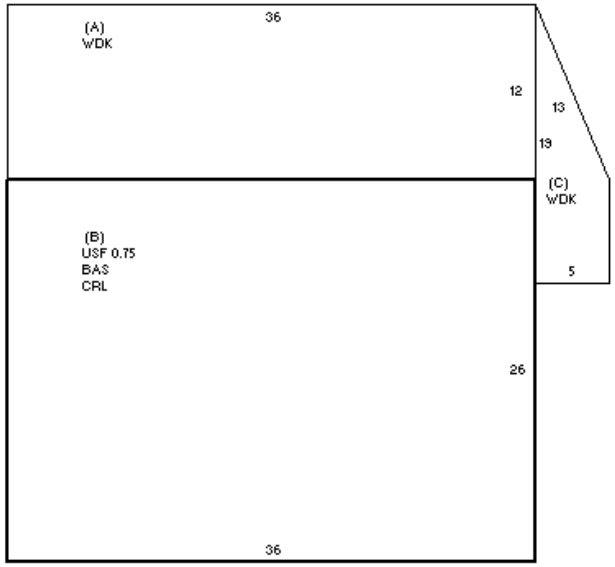
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
MLS		3	ALT/RENO		09/15/2017	MR	100	100

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	308,200	272,700
DETACHED	1,600	1,500
OTHER	0	0
TOTAL	**575,400**	**509,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 16		128	16.42	1,600

PHOTO 01/01/2003

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/6/2008	TL
LIST	2/6/2008	TL
REVIEW	2/6/2008	DB

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,638	DETAIL ADJ	1.000
$NLA(RCN)	$209	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	3	W/W CARPET	1.00
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
+	WDK	N	WOOD DECK	497		23.52	11,687
B	CRL	N	BSMT CRAWL	936		22.40	20,970
B	BAS	L	BASE AREA	936	1984	218.31	204,341
B	USF	L	UPPER STORY FIN	702	1984	119.70	84,033
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	5		2,344.48	11,722

TOTAL RCN	342,452

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$308,200