Key: 8179

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,341

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN BRENDAN P & DEBRA SULLIVAN 220 PLYMOUTH AVE QUINCY, MA 02169-1136	38.3-209-0	30 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN BRENDAN P &	08/12/1998	A	45,656	11630-277

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

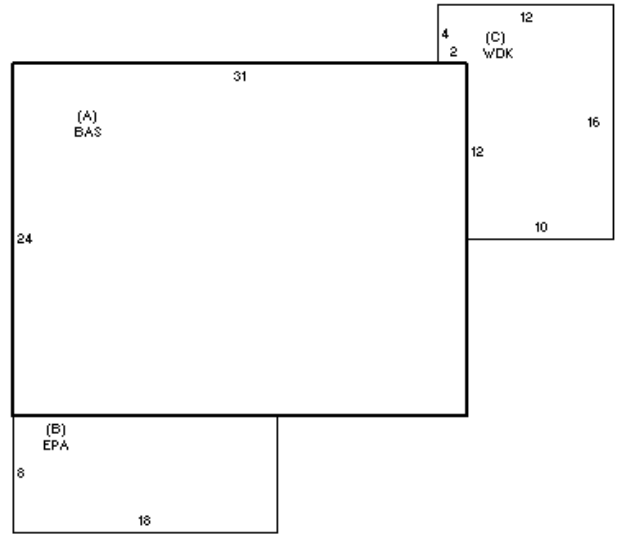
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,630	11 1.00	100 1.00	100 1.00	377,120	3.24	A 1.00	BAV 1.60			269,970

TOTAL	9,627 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	270,000	238,900
BUILDING	131,700	116,600
DETACHED	0	0
OTHER	0	0
TOTAL	**401,700**	**355,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8X12			0.00	

PHOTO 09/10/2008

BLDG COMMENTS

BUILDING

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

MEASURE	11/28/2023	SL
LIST	11/28/2023	EST
REVIEW	11/28/2023	SL

YEAR BLT	1951	SIZE ADJ	1.020
NET AREA	744	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	744	1951	204.09	151,840
B	EPA	N	ENCLOSED PORCH	144		81.40	11,721
C	WDK	N	WOOD DECK	168		34.61	5,814
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	173,324

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			$131,700