Key: 8181

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,343

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SULLIVAN WILLIAM J JR & BARBARA A SULLIVAN TRS 4 VINE BROOK ROAD MEDFIELD, MA 02052-1413	38.3-211-0	22 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SULLIVAN WILLIAM J JR &	05/24/2001	F	100	13863-308
SULLIVAN WILLIAM J JR &		XX		03180-0067

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	%
EXB-21-678	09/23/2021	15	INSULATE/WEA	7,400			100	100
06518	08/18/2006	2	ADDITIONS	23,500	10/23/2008	DB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,000	11 1.00	100 1.00	100 1.00	377,120	3.44	A 1.00	BAV 1.60			268,390

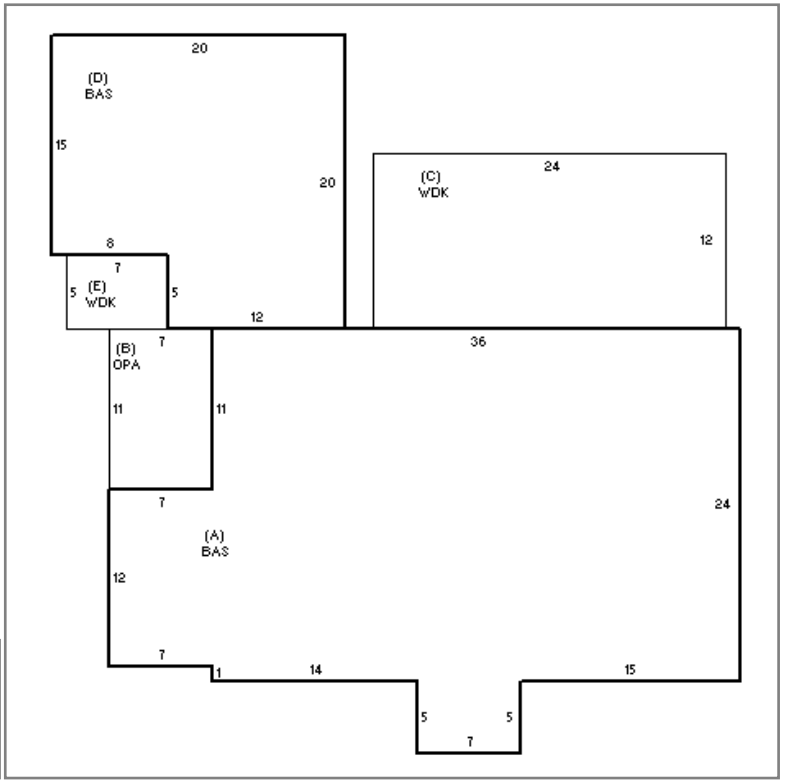
TOTAL	9,017 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	268,400	237,500
BUILDING	243,100	207,000
DETACHED	4,600	4,400
OTHER	0	0
TOTAL	**516,100**	**448,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	L 0.90	F 0.60	10 X 16		160	47.98	4,600

PHOTO 12/31/2002



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	1935	SIZE ADJ	1.015
NET AREA	1,343	DETAIL ADJ	1.000
$NLA(RCN)	$229	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	983	1935	188.89	185,682
B	OPA	N	OPEN PORCH	77		72.22	5,561
+	WDK	N	WOOD DECK	323		21.46	6,933
D	BAS	L	BASE AREA	360	2006	188.89	68,001
	CRL	N	BSMT CRAWL	864		20.45	17,667
	F21	O	FPL 2S 1OP	1		8,851.70	8,852
	FIX	O	XTRA FIXTURES	7		2,139.90	14,979

TOTAL RCN	307,675

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

EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD		$243,100