

Key: 8183

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.345

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
ROSS KENNETH R SR & KENNETH JR TRS ROSS FAMILY RLTY TRUST 11 CHARLES SR WALPOLE, MA 02081				38.3-213-0				16 KENDRICK LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROSS KENNETH R SR & KENNE				01/18/1990	F		1 7028-41				

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	%
200304	05/15/2000	3	ALT/RENO	2,800	09/17/2001	TL	100	100
980202	04/30/1998	4	DETACH.STRUC	1,000	02/09/1999	JS	100	100

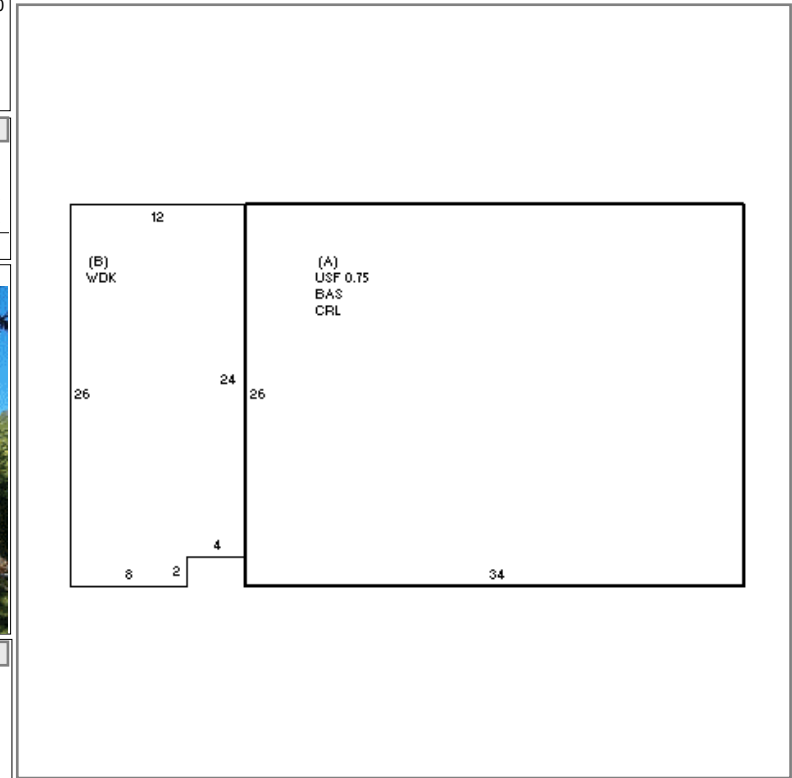
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	11	1.00	100	1.00	100	1.00	377,120	1.00	A	1.00	BAV	1.60		346,230
300	A	0.252	11	1.00	100	1.00	100	1.00	26,080	1.00	A	1.00	BAV	1.60		6,570

TOTAL	1.170 Acres	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	352,800	312,200			
Infl1	AVG		BUILDING	235,300	208,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL	588,100	520,400				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	11/28/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/28/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	11/28/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1974	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	305.635															
NET AREA	1,547	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	884		21.99	19,441																	
\$NLA(RCN)	\$198	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	884	1974	214.31	189,448																	
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	663	1974	117.51	77,908																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	304		23.08	7,017																	
				FLOOR COVER	1	HARDWOOD	1.02	F21	O	FPL 2S 1OP	1		9,519.90	9,520																		
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	1		2,301.90	2,302																		
				HEATING/COOLING	5	ELECTRIC BB	0.98																									
				FUEL SOURCE	3	ELECTRIC	1.00																									
				USE	0		1.00																									
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