

Key: 8328

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.485

LEGAL

LAND

DETACHED

BUILDING

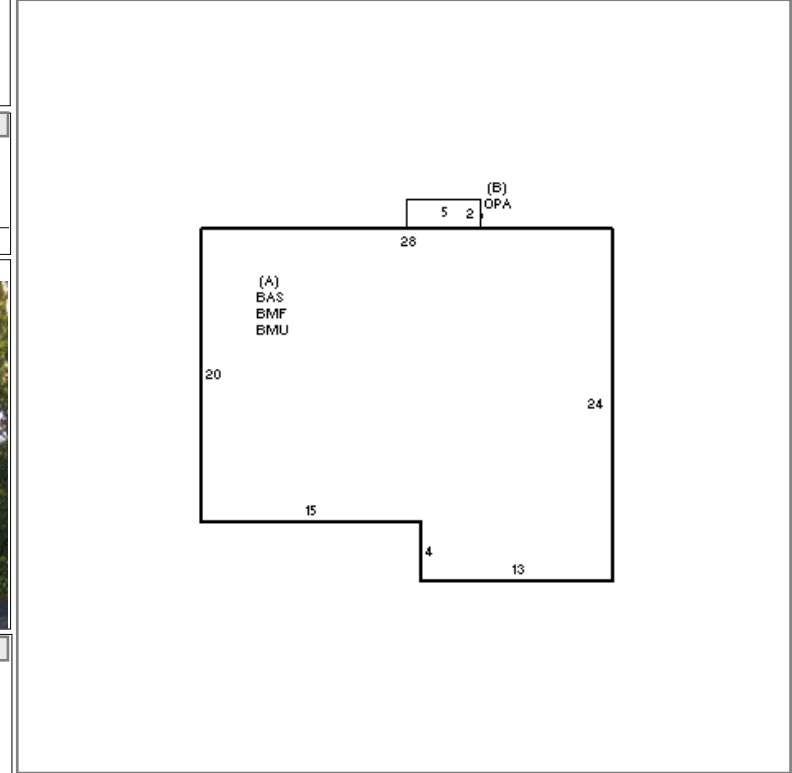
CURRENT OWNER				PARCEL ID				LOCATION			
KENNEDY RICHARD V TRS OF KENNEDY COMPOUND REALTY TRUST PO BOX 246 DUNSTABLE, MA 01827				38.3-367-0				21 WALES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENNEDY RICHARD V TRS OF				03/25/1992	F		1 07935-00301				
KENNEDY RICHARD V TR				05/31/1979	A		1 N/A-N/A				

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	%
02323	05/24/2002	4	DETACH.STRUC	18,075	09/09/2002	TL	100	100
02121	03/11/2002	4	DETACH.STRUC	15,000	09/09/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	14,778	11	1.00	100	1.00	100	1.00	247,485	2.21	A	1.00	R06	1.05			185,650

TOTAL	14,767 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE	LAND	185,700	164,300			
Infl1	AVG		BUILDING	141,600	122,000			
N_Index	AVG		DETACHED	22,200	21,200			
			OTHER	0	0			
				TOTAL	349,500	307,500		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	10 0.90	24 X 30		720	34.27	22,200



BUILDING	CD	ADJ	DESC	MEASURE	9/9/2002	TL
MODEL	1		RESIDENTIAL	LIST	9/9/2002	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	8/15/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1958	SIZE ADJ	1.020
NET AREA	612	DETAIL ADJ	1.000
\$NLA(RCN)	\$305	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	2	SOFTWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	612		44.60	27,298
A	BMF	N	BSMT FINISH	612		42.46	25,983
A	BAS	L	BASE AREA	612	1958	199.88	122,326
B	OPA	N	OPEN PORCH	10		92.15	922
F11	O	O	FPL 1S 1OP	1		7,769.40	7,769
FIX	O	O	XTRA FIXTURES	1		2,064.00	2,064

TOTAL RCN	186.361	
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	\$141,600	