

Key: 8336

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8.493

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KENNEALLY DANIEL J 14 RIVER RD POCASSET, MA 02559				38.3-377-0				14 RIVER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KENNEALLY DANIEL J				01/14/2021	F	1	33683-114				
KENNEALLY DANIEL J TRS				08/19/2020	QS	1,200,000	33182-193				
ROBBINS DEBRA				10/14/2015	O	250,000	29201-296				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
17329		3	ALT/RENO		07/26/2021	TL	100	100
16966	05/08/2017	4	DETACH.STRUC	3,500			100	100
16125	11/02/2016	4	DETACH.STRUC	5,500			100	100
	02/24/2016	1	NEW CONSTRUC	190,000			100	100

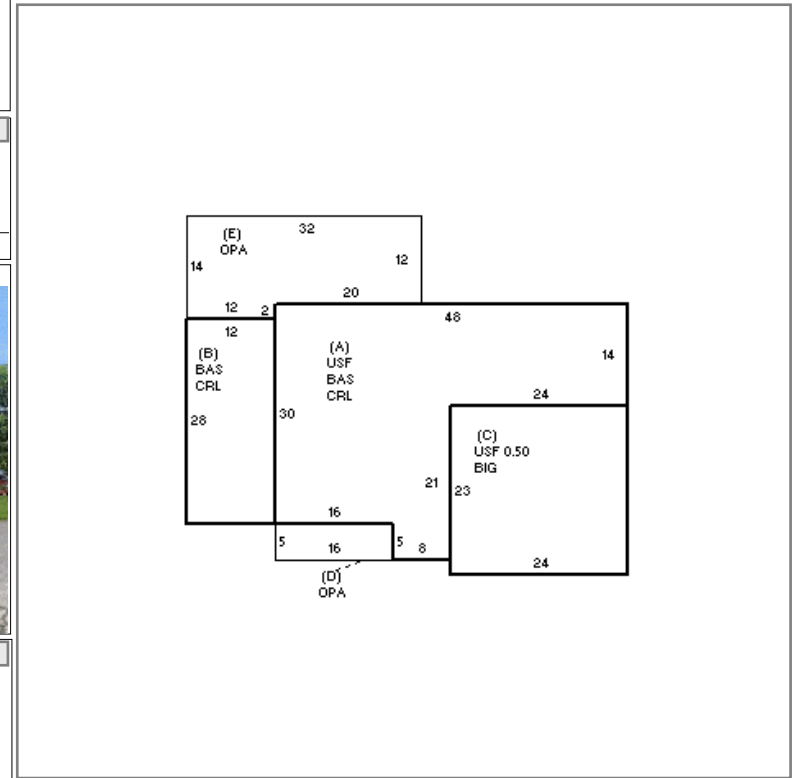
CD	T	AC/SF/UN	Nbhd	Inf1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,795	11	1.00	20 0.80	100 1.00	754,240	1.54	A	1.00	REX	4.00	606,050

TOTAL	22,782 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E ADD CHG VIA TP 7/25/11 /	LAND	606,100	469,300			
Inf1	20 %BAD		BUILDING	820,600	733,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	102,300	90,500			
			TOTAL	1,529,000	1,293,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	9/2/2020	RP
MODEL	1		RESIDENTIAL	LIST	7/26/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/27/2021	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2016	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	845,979		
NET AREA	2,804	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	CRL	N	BSMT CRAWL	1,432		28.16	40,325	CONDITION ELEM	CD		
\$NLA(RCN)	\$302	OVERALL	1.170	EXT COVER	15	VINYL SHINGLE	1.02	+	BAS	L	BASE AREA	1,432	2016	289.77	414,946	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,372	2016	164.22	225,306	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	552		123.84	68,359	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	OPA	N	OPEN PORCH	488		92.96	45,363	BATHS	A		
				INT. FINISH	2	DRYWALL	1.00	FIX	O	XTRA FIXTURES	10			3,363.70	33,637	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	GFP	O	GAS FIREPLACE	1			10,108.80	10,109	ELECT	A		
				FUEL SOURCE	2	GAS	1.00	KIT	O	EXTRA KITCHEN	1			7,933.80	7,934				
				USE	0		1.00												
																		EFF.YR/AGE	2016 / 6
																		COND	3 3 %
																		FUNC	0
																		ECON	0
																		DEPR	3 % GD 97
																		RCNLD	\$820,600

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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

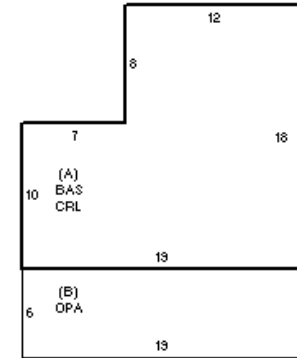
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	102,300	
Infl1		BUILDING			
N_Index		DETACHED			
		OTHER			
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/26/2021	TL
MODEL	1		RESIDENTIAL	LIST	7/26/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/27/2021	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	104,396		
NET AREA	286	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	A	CRL	N	BSMT CRAWL	286		44.86	12,831	CONDITION ELEM	CD		
\$NLA(RCN)	\$365	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	286	1900	284.34	81,323	EXTERIOR	V		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	114		89.85	10,243	INTERIOR	V		
				ROOF COVER	1	ASPH/COMP SHIN	1.00									KITCHEN			
				FLOOR COVER	1	HARDWOOD	1.02									BATHS	V		
				INT. FINISH	1	PLASTER	1.00									HEAT	U		
				HEATING/COOLING	7	FL/WALL UNIT	0.98									ELECT	U		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
CAPACITY		UNITS	ADJ																
STORIES		1	1.00																
ROOMS		1	1.00																
BEDROOMS		0	1.00																
BATHROOMS		1	1.00																
FIXTURES		4	1.00																
GARAGE CAPACITY		0	1.00																
% BSMT FINISH		0	1.00																
# OF HALF BATHS		0	1.00																
# OF UNITS		1	1.00																
																EFF.YR/AGE	2017 / 5		
																COND	2 2 %		
																FUNC	0		
																ECON	0		
																DEPR	2	% GD	98
																RCNLD	\$102,300		