Key: 8652

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 8,823

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KIBNER STEPHEN &	39.0-200-0	20 PRYER DR
CAROLE KIBNER		
PO BOX 842		
POCASSET, MA 02559-0842		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KIBNER STEPHEN &	01/31/2013	F	1	(199552)
KIBNER STEPHEN &		XX		00626-0028

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

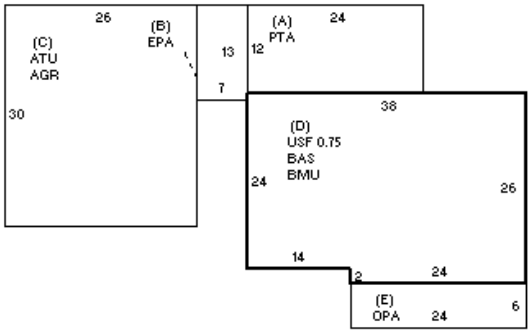
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
09472	09/30/2009	9	DECK	27,000	10/26/2009	TL	100	100
900629	11/29/1990	2	ADDITIONS	29,000	01/01/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,000	11 1.00	100 1.00	100 1.00	235,700	1.71	A 1.00	R05 1.00			185,010

TOTAL	19,994 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE	solar panels on #18 Pryer Dr		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,000	163,700
BUILDING	344,800	305,100
DETACHED	0	0
OTHER	0	0
TOTAL	**529,800**	**468,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 12			0.00	

PHOTO 08/25/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/29/2010	TL
LIST	6/29/2010	TL
REVIEW	6/29/2010	TL

YEAR BLT	1979	SIZE ADJ	1.010
NET AREA	1,680	DETAIL ADJ	1.000
$NLA(RCN)	$267	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
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	PTA	N	PATIO	288		14.42	4,153
B	EPA	N	ENCLOSED PORCH	91		86.37	7,859
C	AGR	N	ATT GARAGE	780		61.65	48,088
C	ATU	N	ATTIC UNF	780		44.29	34,549
D	BMU	N	BSMT UNFINISHED	960		38.67	37,124
D	BAS	L	BASE AREA	960	1979	210.30	201,890
D	USF	L	UPPER STORY FIN	720	1979	115.31	83,024
E	OPA	N	OPEN PORCH	144		72.76	10,478
	F21	O	FPL 2S 1OP	1		9,341.90	9,342
	FIX	O	XTRA FIXTURES	5		2,258.44	11,292

TOTAL RCN	447,799

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$344,800