Key: 8960

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.161

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BEAUVAIS DAVID S &	43.0-29-0	25 KEITH RD
DEBRA L BEAUVAIS		
25 KEITH RD		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BEAUVAIS DAVID S &	07/26/2022	F	10	35267-319
BEAUVAIS DAVID S	03/20/2008	O	285,000	22767-114
OBRIEN ROBERT L		XX		03387-0337

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	%
17841	10/13/2017	14	SOLAR	25,427			100	100
08619	11/06/2008	2	ADDITIONS	75,000	08/10/2009	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,855	11 1.00	100 1.00	100 1.00	271,055	1.53	A 1.00	R08 1.15			217,900

TOTAL	22,869 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

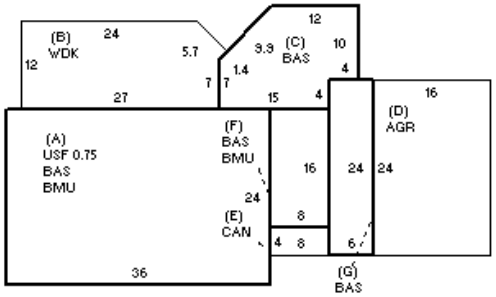
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	217,900	184,500
BUILDING	401,800	359,900
DETACHED	0	0
OTHER	0	0
TOTAL	**619,700**	**544,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/10/2009



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	11/27/2023	SL
LIST	11/27/2023	EST
REVIEW	11/27/2023	SL

YEAR BLT	1976	SIZE ADJ	1.005
NET AREA	2,010	DETAIL ADJ	1.000
$NLA(RCN)	$247	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	61	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	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	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	992		39.95	39,626
A	USF	L	UPPER STORY FIN	648	2008	119.11	77,184
B	WDK	N	WOOD DECK	321		23.40	7,512
+	BAS	L	BASE AREA	1,362	1976	205.92	280,469
D	AGR	N	ATT GARAGE	384		76.46	29,360
E	CAN	N	CANOPY	32		14.93	478
	BMF	N	BSMT FINISH	992		38.02	37,717
	F21	O	FPL 2S 1OP	1		9,649.80	9,650
	FIX	O	XTRA FIXTURES	6		2,332.95	13,998

TOTAL RCN	495,994

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

EFF.YR/AGE	2000 / 22		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$401,800