Key: 8966

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,167

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BICKNELL PAUL & VALERIE CO-TRS BICKNELL FAMILY REV LIVING TR PO BOX 3136 POCASSET, MA 02559	43.0-35-0	9 KEITH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BICKNELL PAUL & VALERIE C	01/31/2020	F	1	32660-23
BICKNELL PAUL F AND	04/30/1998	QS	150,000	11394-145
BURGESS, DONALD ET AL	05/16/1996	QS	123,500	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	%
13645	09/24/2013	3	ALT/RENO		12/23/2015	SW	100	100
13112	02/27/2013	2	ADDITIONS	29,000	12/23/2015	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	20,144	11	1.00	100	1.00	100	1.00	271,055	1.70	A	1.00	R08	1.15			213,020

TOTAL	20,125 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	213,000	180,300
BUILDING	273,300	241,900
DETACHED	0	0
OTHER	0	0
TOTAL	**486,300**	**422,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/28/2015

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/21/2023	SL
LIST	11/21/2023	SL
REVIEW	11/21/2023	SL

YEAR BLT	1983	SIZE ADJ	1.015
NET AREA	1,168	DETAIL ADJ	1.000
$NLA(RCN)	$300	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	15	VINYL 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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,168		38.49	44,959
A	BAS	L	BASE AREA	1,168	1983	202.64	236,682
B	OPA	N	OPEN PORCH	60		80.89	4,854
C	AGR	N	ATT GARAGE	352		73.68	25,934
D	SOL	N	SOLARIUM	192		101.17	19,425
	BMF	N	BSMT FINISH	192		61.68	11,843
	FIX	O	XTRA FIXTURES	3		2,248.07	6,744

TOTAL RCN	350,441

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

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$273,300