Key: 8995

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,197

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KILFOIL DAVID J ETUX COLLEEN C KILFOIL 1 OLNEY RD BOURNE, MA 02532	43.0-62-0	80 CLUBHOUSE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KILFOIL DAVID J ETUX	09/21/2015	E	240,000	(207434)
TOWN OF BOURNE	08/27/2015	H		(207221)
TOWN OF BOURNE	03/18/2013	L		(163275)

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	%
15249	04/21/2015	3	ALT/RENO	20,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,050	11 1.00	100 1.00	100 1.00	271,055	1.42	A 1.00	R08 1.15			221,870

TOTAL	25,047 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

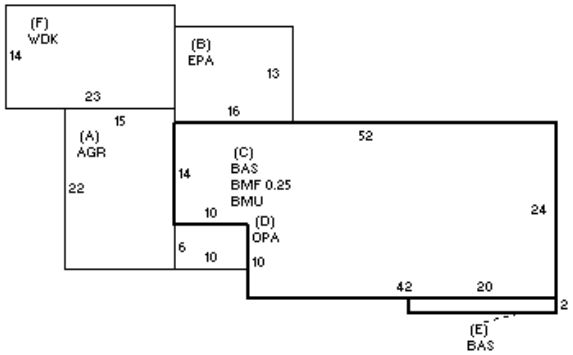
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	221,900	187,800
BUILDING	245,300	220,100
DETACHED	0	0
OTHER	0	0
TOTAL	**467,200**	**407,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8X8			0.00	

PHOTO 01/26/2018



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	3/7/2019	RP
LIST	3/7/2019	RP
REVIEW	3/8/2019	BC

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,188	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	50	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	3	W/W CARPET	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	330		70.14	23,145
B	EPA	N	ENCLOSED PORCH	208		65.55	13,635
C	BMU	N	BSMT UNFINISHED	1,148		36.64	42,065
C	BMF	N	BSMT FINISH	287		58.72	16,851
D	OPA	N	OPEN PORCH	60		77.01	4,620
+	BAS	L	BASE AREA	1,188	1981	192.90	229,162
F	WDK	N	WOOD DECK	322		21.46	6,911
	FIX	O	XTRA FIXTURES	2		2,139.85	4,280

TOTAL RCN	340,669

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

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	5 uc- encporch
ECON	0
DEPR	28 % GD 72
RCNLD	$245,300