Key: 9029

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,229

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
VEY JENNIFER A & **NANCY P VENDICE** **21 KENWOOD RD** **POCASSET, MA 02559**	**43.1-18-0**	**21 KENWOOD RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
VEY JENNIFER A &	11/04/1999	QS	285,000	12648-94
CINTOLO MICHAEL A	01/01/1987	QS	150,000	7094-29

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	%
14744	09/08/2014	9	DECK	18,000			100	100
14480	06/18/2014	3	ALT/RENO	9,000			100	100
13238	04/17/2013	3	ALT/RENO	7,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	11 1.00	100 1.00	100 1.00	377,120	3.13	A 1.00	BAV 1.60			270,910

TOTAL	10,019 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

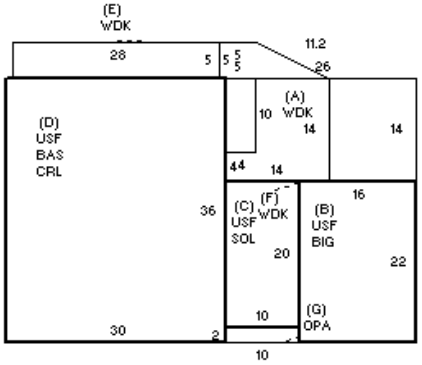
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	270,900	239,800
BUILDING	437,500	387,100
DETACHED	0	0
OTHER	0	0
TOTAL	**708,400**	**626,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/21/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/21/2020	TL
LIST	2/21/2020	EST
REVIEW	5/12/2022	TL

YEAR BLT	1980	SIZE ADJ	1.000
NET AREA	2,712	DETAIL ADJ	1.000
$NLA(RCN)	$190	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	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	3	FOUN. WALL	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	710		22.64	16,076
B	BIG	N	BUILT-IN GARAGE	352		93.86	33,037
+	USF	L	UPPER STORY FIN	1,632	1980	110.21	179,857
C	SOL	N	SOLARIUM	200		101.60	20,319
D	CRL	N	BSMT CRAWL	1,080		21.57	23,297
D	BAS	L	BASE AREA	1,080	1980	203.48	219,762
G	OPA	N	OPEN PORCH	20		100.76	2,015
	F21	O	FPL 2S 1OP	1		9,337.50	9,338
	FIX	O	XTRA FIXTURES	3		2,257.43	6,772
	MST	O	MAS/METAL STACK	1		4,230.50	4,231

TOTAL RCN	514,703

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

EFF.YR/AGE	2004 / 18
COND	15 15 %
FUNC	0
ECON	0
DEPR	15 % GD 85
RCNLD	$437,500