

Key: 9037

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.237

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
PARRELLA JOHN L & PATRICIA M PARRELLA 15 COBBLESTONE DR FRANKLIN, MA 02038				43.1-27-0				1 KENDRICK LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARRELLA JOHN L & WAGSTAFF MATTHEW S & NORTON RICHARD T				02/16/2021	QS	560,000	33791-290				
				12/09/2010	QS	328,000	25073-278				
				05/22/2008	F	100	22927-36				

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	%
17773	09/20/2017	6	FENCE	1,500			100	100
14615	07/30/2014	6	FENCE	1,400	09/03/2014		100	100
13283	05/07/2013	3	ALT/RENO	7,500	07/16/2013		100	100
06211	04/12/2006	4	DETACH.STRUC	543	05/12/2006	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	9,375	11	1.00	100	1.00	100	1.00	377,120	3.32	A	1.00	BAV	1.60			269,330

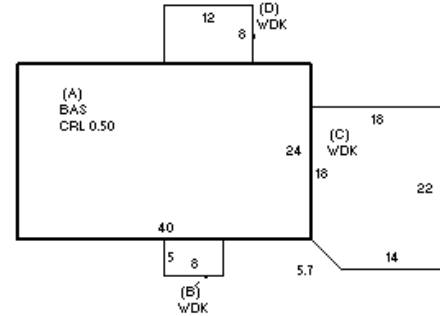
DETACHED

TOTAL	9,365 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE DGF=S=heated bunkroom; semi finished (7/12 per DB)	LAND	269,300	238,400			
Infl1	AVG		BUILDING	234,900	207,900			
N_Index	AVG		DETACHED	52,500	50,000			
			OTHER	0	0			
			TOTAL	556,700	496,300			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	S	3.00	10 0.90	14 X 20	280	140.80	35,500
CBN	S	3.00	10 0.90	10 X 20	200	94.50	17,000

PHOTO 05/27/2021



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	5/27/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/27/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/27/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
\$NLA(RCN)	\$245	OVERALL	1.010

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	2	SOFTWOOD	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
A	CRL	N	BSMT CRAWL	480		26.47	12,703
A	BAS	L	BASE AREA	960	1930	204.29	196,121
+	WDK	N	WOOD DECK	524		22.01	11,531
	F11	O	FPL 1S 1OP	1		8,260.10	8,260
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194
	MST	O	MAS/METAL STACK	1		4,111.50	4,112

TOTAL RCN	234,922
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$234,900