**Key: 9038**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,238

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| COONEY DWIGHT P<br>5 KENDRICK LANE<br>POCASSET, MA 02559-1751 | 43.1-28-0 | 5 KENDRICK LN |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| COONEY DWIGHT P | 07/31/2000 | QS | 84,500 | 13157-171 |
| FOX WAYNE TR OF FOX REALT | 09/24/1996 | XX | | 10402-24 |

| 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 | % |
|---|---|---|---|---|---|---|---|---|
| 06172 | 03/28/2006 | 3 | ALT/RENO | 2,900 | 04/13/2006 | TL | 100 | 100 |
| 02716 | 10/23/2002 | 2 | ADDITIONS | 35,000 | 01/02/2004 | TL | 100 | 100 |
| 200704 | 10/27/2000 | 3 | ALT/RENO | 1,800 | 05/10/2001 | TL | 100 | 100 |
| 200504 | 08/16/2000 | 4 | DETACH.STRUC | 650 | 05/10/2001 | 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 | 7,875 | 11 1.00 | 100 1.00 | 100 1.00 | 377,120 | 3.90 | A 1.00 | BAV 1.60 | | | 265,570 |

| TOTAL | 7,884 SF | ZONING | 1 | FRNT | 0 |
|---|---|---|---|---|---|

| | |
|---|---|
| Nbhd | POC |
| Infl1 | AVG |
| N_Index | AVG |

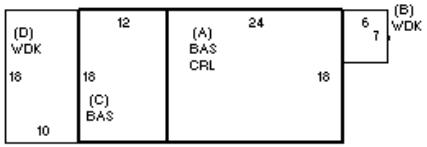
NOTE

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 265,600 | 235,000 |
| BUILDING | 122,700 | 108,600 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **388,300** | **343,600** |

## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| SHF | A 1.00 | A 0.75 | 7 X 10 | | | 0.00 | |
| SHF | A 1.00 | A 0.75 | 6 X 9 | | | 0.00 | |

PHOTO 10/09/2003




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 | 11/28/2023 | SL |
| LIST | 11/28/2023 | EST |
| REVIEW | 11/28/2023 | SL |

| | | | |
|---|---|---|---|
| YEAR BLT | 1955 | SIZE ADJ | 1.020 |
| NET AREA | 648 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $243 | OVERALL | 1.010 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1 | 1.00 |
| ROOMS | 3 | 1.00 |
| BEDROOMS | 1 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 1.00 |
| GARAGE CAPACITY | 0 | 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 |
|---|---|---|---|---|---|---|---|
| A | CRL | N | BSMT CRAWL | 432 | | 26.47 | 11,433 |
| + | WDK | N | WOOD DECK | 222 | | 26.68 | 5,924 |
| + | BAS | L | BASE AREA | 648 | 1955 | 212.50 | 137,702 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,194.30 | 2,194 |

| TOTAL RCN | 157,253 |
|---|---|

| CONDITION ELEM | CD |
|---|---|
| EXTERIOR | A |
| INTERIOR | G |
| 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 | | $122,700 |