Key: 9041

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,241

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MOY SAM R & EVADNE C MOY TRS THE KENDRICK LANE REALTY TRUST 305 MINISTERIAL DR CONCORD, MA 01742-4018	43.1-33-0	14 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MOY SAM R & EVADNE C MOY	08/03/1989	QS	150,000	10115-27

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,545	11 1.00	100 1.00	100 1.00	377,120	2.55	A 1.00	BAV 1.60			277,300

TOTAL	12,545 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

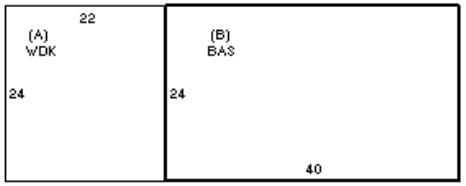
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	277,300	245,400
BUILDING	160,500	142,100
DETACHED	1,000	1,000
OTHER	0	0
TOTAL	**438,800**	**388,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X10		80	16.90	1,000

PHOTO 09/09/2008



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	1961	SIZE ADJ	1.020
NET AREA	960	DETAIL ADJ	1.000
$NLA(RCN)	$220	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	528		21.13	11,159
B	BAS	L	BASE AREA	960	1961	196.20	188,354
	CPC	O	CAPE CELLAR	1		3,736.00	3,736
	F11	O	FPL 1S 1OP	1		7,933.00	7,933

TOTAL RCN 211,182

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

EFF.YR/AGE 1995 / 27

COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76

RCNLD $160,500