Key: 9048

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,248

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PAASCHE JILL TR OF NOELLE-ALLEN REALTY TR P O BOX 1274 POCASSET, MA 02559-1274	43.1-40-0	10 KENDRICK LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PAASCHE JILL	09/30/1987	XX		5975-55

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	%
14367	05/19/2014	4	DETACH.STRUC	20,000	02/03/2015		100	100
13657	09/30/2013	4	DETACH.STRUC	105,000	02/03/2015		100	100
13558	08/26/2013	4	DETACH.STRUC	10,000	02/03/2015		100	100
903490	02/06/1990	3	ALT/RENO	20,000	11/15/1991	HS	100	100
698-89	11/17/1989	3	ALT/RENO	20,000	11/15/1991	HS	100	100

LAND

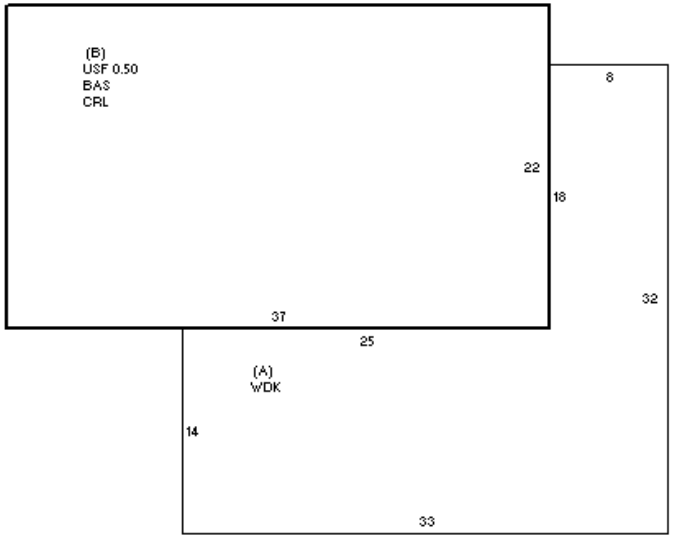
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,165	11 1.00	100 1.00	100 1.00	377,120	1.26	A 1.00	BAV 1.60			319,030

TOTAL	29,185 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	319,000	282,400
BUILDING	157,800	139,600
DETACHED	96,200	91,300
OTHER	0	0
TOTAL	**573,000**	**513,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 16		128	16.42	1,900
BBN	S 3.00	10 0.90	28 X 40	2013	1,120	93.60	94,300

PHOTO 09/09/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/28/2023	SL
LIST	11/28/2023	SL
REVIEW	11/28/2023	SL

YEAR BLT	1906	SIZE ADJ	1.015
NET AREA	1,221	DETAIL ADJ	1.000
$NLA(RCN)	$170	OVERALL	0.860

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	5	OTHER	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	606		18.64	11,299
B	CRL	N	BSMT CRAWL	814		17.76	14,460
B	BAS	L	BASE AREA	814	1906	173.10	140,904
B	USF	L	UPPER STORY FIN	407	1906	96.05	39,091
	FIX	O	XTRA FIXTURES	1		1,859.30	1,859

TOTAL RCN	207,612

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			$157,800