Key: 9358

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,574

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KAPPLER STEVEN &	43.3-59-0	2 WABASH AVE
MELISSA KAPPLER		
1724 SW KINGLET WAY		
PALM CITY, FL 34990		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KAPPLER STEVEN &	06/30/2021	QS	975,000	34260-325
BENDER SANDRA M	02/24/2006	QS	550,000	20766-164
SMITH SUSAN A	10/12/2005	A	450,000	20356-44

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	%
11621	10/07/2011	2	ADDITIONS	150,000	04/30/2012	TL	100	100
200091	03/02/2000	3	ALT/RENO	5,000	10/02/2001	TL	100	100
930518	09/29/1993	3	ALT/RENO	30,000	12/23/1993	JS	100	100
910430	09/27/1991	3	ALT/RENO	15,000	02/01/1992	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	8,250	11 1.00	100 1.00	100 1.00	942,800	3.73	A 1.00	HCE 4.00			666,280

TOTAL	8,233 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

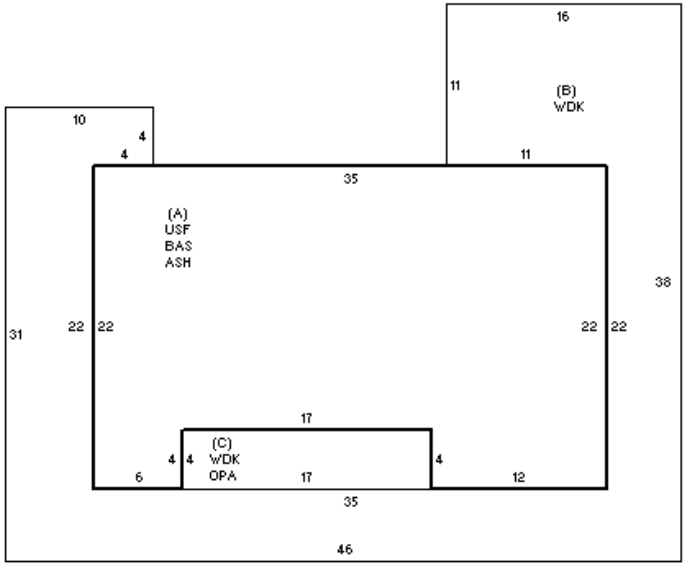
NOTE: beautiful view-across street from beach area=loc

ASSESSED	CURRENT	PREVIOUS
LAND	666,300	663,400
BUILDING	373,800	334,600
DETACHED	0	0
OTHER	0	0
TOTAL	**1,040,100**	**998,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/30/2012



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/18/2021	RP
LIST	8/18/2021	EST
REVIEW	8/18/2021	RP

YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,404	DETAIL ADJ	1.000
$NLA(RCN)	$303	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	6	ELEVATED	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ASH	N	ATT SHED	702		26.81	18,823
A	BAS	L	BASE AREA	702	1930	316.56	222,228
A	USF	L	UPPER STORY FIN	702	2011	166.87	117,144
+	WDK	N	WOOD DECK	756		32.78	24,782
C	OPA	N	OPEN PORCH	68		117.61	7,997
	BMG	O	BSMT GARAGE	1		10,939.20	10,939
	FIX	O	XTRA FIXTURES	4		3,268.10	13,072
	GFP	O	GAS FIREPLACE	1		9,822.00	9,822

TOTAL RCN 424,807

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

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $373,800