Key: 9359

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,575

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHEPHERD RICHARD J &	43.3-60-0	14 CANONICUS AVE
JANIS L SHEPHERD		
148 RUSSELL LANE		
ABINGTON, MA 02351		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHEPHERD RICHARD J &	12/20/2000	F	100	13441-130
TAMKUN JOHN	11/10/1999	X		12657-42
TAMKUN JOHN &		XX		01269-0032

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

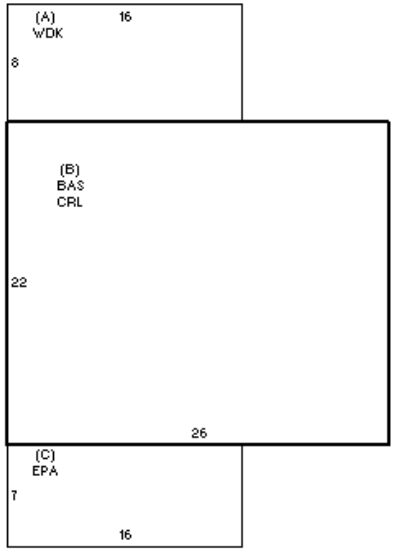
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,800	11 1.00	100 1.00	100 1.00	518,540	3.52	A 1.00	BA- 2.20			368,350

TOTAL	8,799 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	368,400	326,000
BUILDING	63,300	55,300
DETACHED	0	0
OTHER	0	0
TOTAL	**431,700**	**381,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/23/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/23/2023	SL
LIST	8/23/2023	SL
REVIEW	8/23/2023	SL

YEAR BLT	1952	SIZE ADJ	1.020
NET AREA	572	DETAIL ADJ	1.000
$NLA(RCN)	$146	OVERALL	0.500

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	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	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	3	WOOD PANEL	0.98
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	128		20.15	2,580
B	CRL	N	BSMT CRAWL	572		13.10	7,494
B	BAS	L	BASE AREA	572	1952	110.74	63,344
C	EPA	N	ENCLOSED PORCH	112		41.96	4,699
	F11	O	FPL 1S 1OP	1		4,089.20	4,089
	FIX	O	XTRA FIXTURES	1		1,086.30	1,086

TOTAL RCN	83,292
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	
ELECT	A

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$63,300