Key: 9557

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,780

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KINSKI RYAN PO BOX 317 POCASSET, MA 02559	43.4-14-0	945 SHORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KINSKI RYAN	09/10/2001	R	104,500	14219-85
SCANLAN JOHN K TR	07/20/2001	N	104,500	14059-232
KELLY JAMES A &		XX		04789-00074

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	%
16359	05/06/2016	5	DEMOLITIONS		10/31/2016	BC	100	100
16359	05/06/2016	1	NEW CONSTRUC	120,000	10/31/2016	BC	100	100

LAND

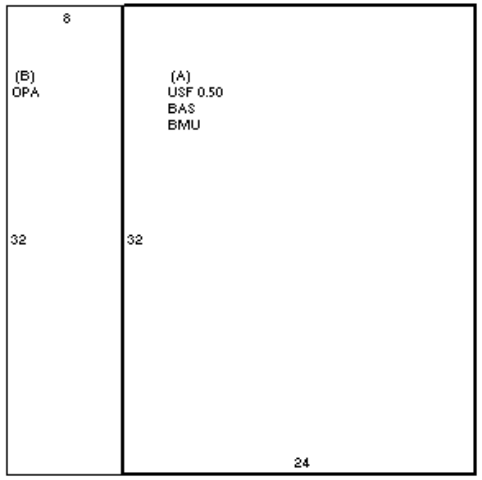
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	4,900	11 1.00	100 1.00	100 1.00	247,485	6.08	A 1.00	R06 1.05			169,380

TOTAL	4,879 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	169,400	149,900
BUILDING	278,600	249,100
DETACHED	0	0
OTHER	0	0
TOTAL	**448,000**	**399,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/31/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/31/2016	BC
LIST	5/10/2017	EST
REVIEW	8/11/2017	TL

YEAR BLT	2016	SIZE ADJ	1.015
NET AREA	1,152	DETAIL ADJ	1.000
$NLA(RCN)	$249	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	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	4	FLR/WALL(FULL)	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	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	BMU	N	BSMT UNFINISHED	768		50.93	39,112
A	BAS	L	BASE AREA	768	2016	228.21	175,266
A	USF	L	UPPER STORY FIN	384	2016	121.74	46,747
B	OPA	N	OPEN PORCH	256		65.11	16,668
	FIX	O	XTRA FIXTURES	4		2,355.98	9,424

TOTAL RCN 287,216

CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE 2016 / 6

COND	3	3 %	
FUNC	0		
ECON	0		
DEPR	3	% GD	97

RCNLD $278,600