Key: 9637

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,863

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KCB HOMES LLC **PO BOX 920773** **NEEDHAM, MA 02492**	**43.4-103-0**	**18 SPRUCE DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KCB HOMES LLC	05/15/2015	QS	487,500	28870-116
GORDON JOHN W &	09/17/1986	QS	80,000	5306-121

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 2**

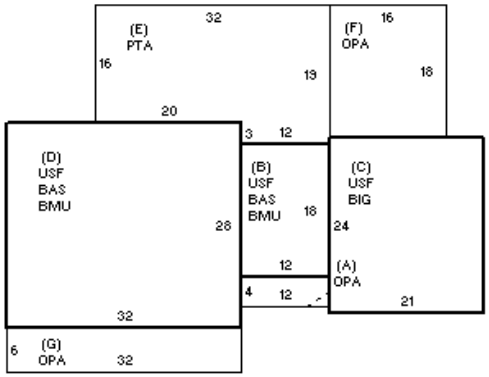
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-69	02/19/2021	2	ADDITIONS	110,000	06/13/2023	SL	33	50
17219	04/05/2017	3	ALT/RENO	16,000	10/06/2017	TL	100	100
16533	06/22/2016	15	INSULATE/WEA	3,575	10/06/2017	TL	100	100
15615	07/22/2015	3	ALT/RENO	3,038	10/06/2017	TL	100	100
15397	06/03/2015	3	ALT/RENO	35,000	10/06/2017	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	17,270	11 1.00	100 1.00	100 1.00	518,540	1.93	A 1.00	BA- 2.20			397,600

TOTAL	17,250 SF	ZONING	1	FRNT	0
Nbhd	POC	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	397,600	351,900
BUILDING	581,600	401,600
DETACHED	0	1,500
OTHER	39,900	32,000
TOTAL	**1,019,100**	**787,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 06/08/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/7/2023	SL
LIST	10/6/2018	TL
REVIEW	6/30/2023	TL

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,728	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	12	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	528		64.88	34,259
+	BMU	N	BSMT UNFINISHED	1,112		40.20	44,705
+	BAS	L	BASE AREA	1,112	1987	211.64	235,346
+	USF	L	UPPER STORY FIN	1,616	1987	114.62	185,233
C	BIG	N	BUILT-IN GARAGE	504		86.44	43,566
E	PTA	N	PATIO	548		14.99	8,215
	BGF	N	BSMT GOOD FINIS	896		49.20	44,084
	F21	O	FPL 2S 1OP	2		9,711.90	19,424
	FIX	O	XTRA FIXTURES	8		2,347.91	18,783
	GFP	O	GAS FIREPLACE	1		7,056.00	7,056
	KIT	O	EXTRA KITCHEN	1		5,537.90	5,538

TOTAL RCN	646,210

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

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	uc
ECON	0	
DEPR	10	% GD 90
RCNLD		$581,600

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CURRENT OWNER	PARCEL ID	LOCATION
KCB HOMES LLC PO BOX 920773 NEEDHAM, MA 02492	43.4-103-0	18 SPRUCE DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		2	2 of 2

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

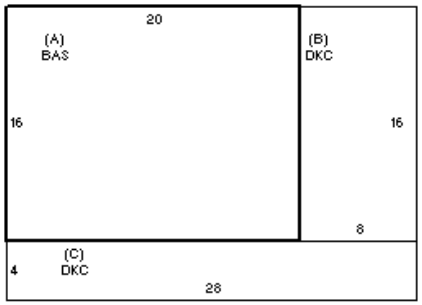
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	39,900	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/08/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	18	0.65	CABIN [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/7/2023	SL
LIST	10/6/2018	TLV
REVIEW	6/7/2023	SL

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	320	DETAIL ADJ	1.000
$NLA(RCN)	$183	OVERALL	0.600

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	2	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	2	SLAB	0.95
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	2	DRYWALL	1.00
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	320	1987	143.31	45,859
+	DKC	N	DECK-COMPOSITE	240		41.44	9,946
	FIX	O	XTRA FIXTURES	2		1,405.45	2,811

TOTAL RCN	58,616
CONDITION ELEM	CD
EXTERIOR	
INTERIOR	
KITCHEN	
BATHS	
HEAT	
ELECT	

EFF.YR/AGE	1987 / 35	
COND	32	32 %
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD		$39,900