Key: 9651

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9,880

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CALDER KENNETH J & C/O CALDER JAMES & NICHOLAS TR 250 MAIN ST UNIT 205 HUDSON, MA 01749	44.0-1-1	4 MICHAEL RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CALDER JAMES & NICHOLAS T	11/01/2023	F	1	36065-296
CALDER KENNETH J &	08/24/2021	QS	527,500	34408-58
LANDERS JULIA &	11/13/2013	F	1	27820-77+78

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	%
07535	09/04/2007	3	ALT/RENO	7,020	09/05/2008	TL	100	100

LAND

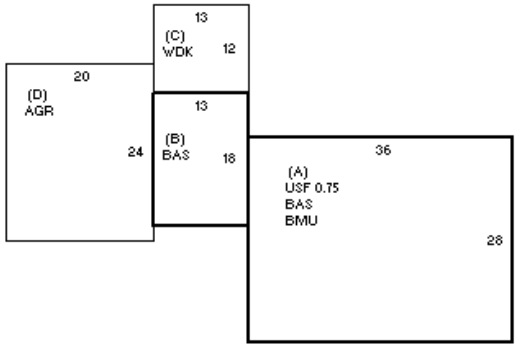
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,104	11 1.00	100 1.00	100 1.00	271,055	1.64	A 1.00	R08 1.15			214,750

TOTAL	21,083 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	214,800	181,800
BUILDING	362,600	320,900
DETACHED	0	0
OTHER	0	0
TOTAL	**577,400**	**502,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	F 0.60	8 X 10			0.00	

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

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

MEASURE	9/5/2008	DB
LIST	9/5/2008	TL
REVIEW	9/6/2008	DB

YEAR BLT	1984	SIZE ADJ	1.005
NET AREA	2,006	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,008		41.94	42,279
A	USF	L	UPPER STORY FIN	756	1984	125.07	94,551
+	BAS	L	BASE AREA	1,242	1984	216.22	268,546
C	WDK	N	WOOD DECK	156		40.23	6,276
D	AGR	N	ATT GARAGE	480		71.09	34,123
	BAY	L	BAYWINDOW	8	1984	208.34	1,667
	F21	O	FPL 2S 1OP	1		10,132.30	10,132
	FIX	O	XTRA FIXTURES	3		2,449.60	7,349

TOTAL RCN 464,921

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $362,600