

Key: 9992

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.223

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
KIBNER JEFFREY C/O PEOPLES E STUART & 7 SHIRLEY PLACE POCASSET, MA 02559								44.3-20-0				7 SHIRLEY PLACE			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
PEOPLES E STUART & KIBNER JEFFREY								02/23/2023	QS	360,000	35650-33				
KIBNER STEPHEN & CAROLE L								01/19/2018	A	212,000	31034-252				
								01/24/2013	F	1	27070-175				

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	%
EXB-23-447	08/01/2023	15	INSULATE/WEA	8,820				100
13707	10/09/2013	10	WOODSTOVE		11/05/2013			100
06716	11/07/2006	10	WOODSTOVE	1,800	08/23/2007	DB		100
960536	11/01/1996	3	ALT/RENO		09/30/1997	JC		100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,500	11	1.00	100	1.00	100	1.00	282,840	3.63	A	1.00	PAV	1.20			200,360

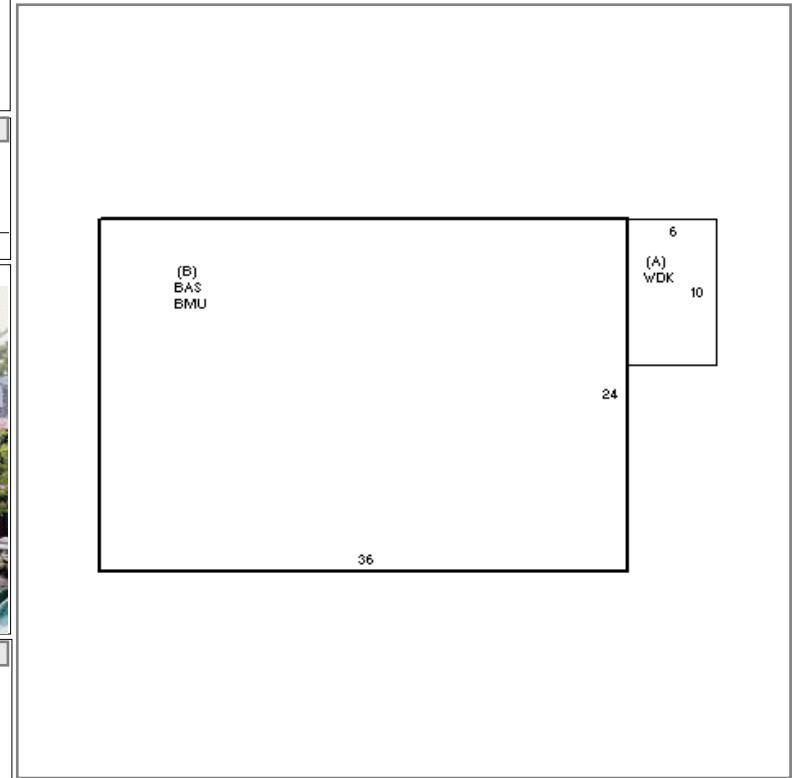
TOTAL	8,494 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE Limited view of Picture Lake across the street	LAND	200,400	177,300			
Infl1	AVG		BUILDING	161,300	142,500			
N_Index	AVG		DETACHED	2,100	0			
			OTHER	0	0			
			TOTAL	363,800	319,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	10 0.90	12 X 12		144	16.42	2,100

PHOTO 09/28/2023



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/2/2021	RP
MODEL	1		RESIDENTIAL	LIST	7/2/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/28/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1967	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	864	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	60		53.10	3,186
\$NLA(RCN)	\$246	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	864		36.08	31,172
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1967	196.20	169,519
				ROOF COVER	1	ASPH/COMP SHIN	1.00		F12	O	FPL 1S 2OP	1		8,330.70	8,331
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	5	ELECTRIC BB	0.98								
				FUEL SOURCE	3	ELECTRIC	1.00								
				USE	0		1.00								

TOTAL RCN	212,207	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A

EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$161,300