

Key: 1434

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.438

LEG
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LAND

CURRENT OWNER				PARCEL ID				LOCATION					
BONOMI RICHARD 158 VALLEY PATH MARSHFIELD, MA 02050				7.3-13-0				49 DIANDY RD					
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)		
				BONOMI RICHARD				07/01/2022	U	295,000	35226-270		
KLG NOMINEE REALTY TRUST				05/13/2022	U	202,440	35118-188						
MCLAUGHLIN RYAN				01/29/2021	U	150,000	33737-323						
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	22,500	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	207,820	

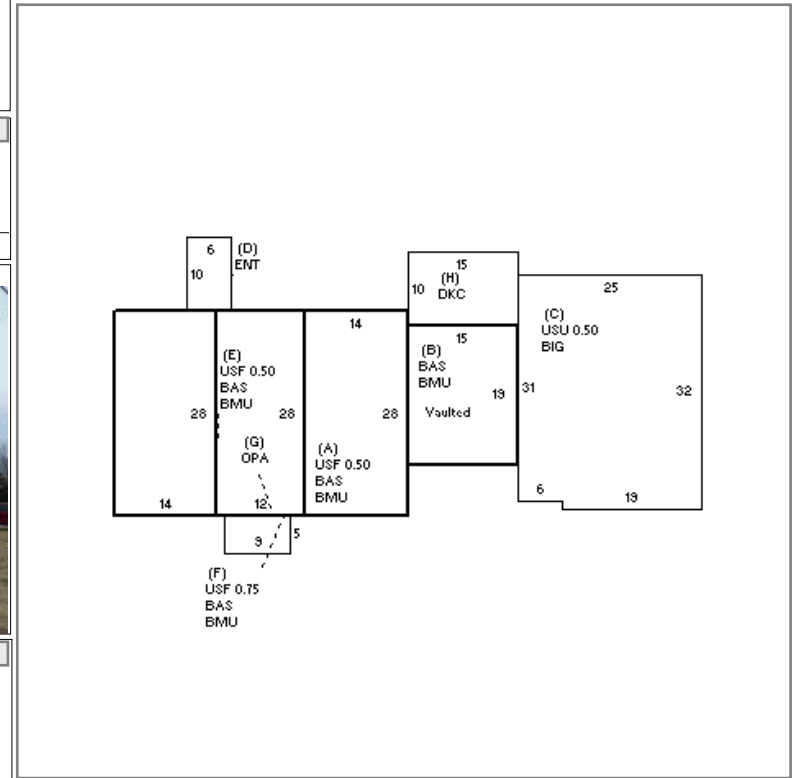
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
B-22-226	07/21/2022	1	NEW CONSTRUC	550,000	06/06/2023	TL	10 42
18712	08/21/2018	1	NEW CONSTRUC	225,000	05/13/2020	RP	100 100
16685	08/15/2016	5	DEMOLITIONS	28,000	08/17/2016		100 100

LAND

TOTAL	22,521 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	207,800	183,900
Infl1	AVG		BUILDING	232,000	5,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	439,800	189,700

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



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BUILDING	CD	ADJ	DESC	MEASURE	1/18/2023	RP
MODEL	1		RESIDENTIAL	LIST	1/18/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/6/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2023	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	552,297														
NET AREA	2,049	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,405		36.75	51,628																
\$NLA(RCN)	\$270	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,405	2023	211.01	296,473																
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	644	2023	125.07	80,543																
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	BIG	N	BUILT-IN GARAGE	794		84.83	67,352																
				FLOOR COVER	1	HARDWOOD	1.02	C	USU	N	UPPER STORY UNF	397		53.88	21,388																
				INT. FINISH	2	DRYWALL	1.00	D	ENT	N	ENCLOSED ENTRY	60		86.06	5,163																
				HEATING/COOLING	1	FORCED AIR	1.00	G	OPA	N	OPEN PORCH	45		93.73	4,218																
				FUEL SOURCE	2	GAS	1.00	H	DKC	N	DECK-COMPOSITE	150		72.22	10,833																
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,449.58	14,698																
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