Key: 1772

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.785

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FORTUNE MICHAEL A & LAUREN J FORTUNE 16 YEARLING RUN RD BOURNE, MA 02532	10.0-156-0	16 YEARLING RUN RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FORTUNE MICHAEL A &	08/07/1998	P	49,900	11622-63

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

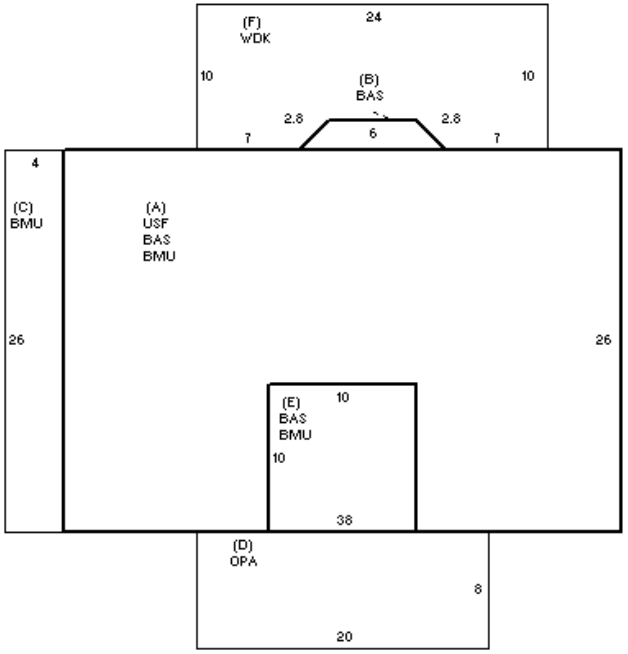
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
980633	10/27/1998	1	NEW CONSTRUC	125,000	06/03/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	42,515	3 1.00	100 1.00	100 1.00	188,560	0.96	A 1.00	R03 0.80			176,270

TOTAL	42,515 SF	ZONING	2	FRNT	113
Nbhd	BDALE	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	176,300	156,000
BUILDING	374,400	331,200
DETACHED	0	0
OTHER	0	0
TOTAL	**550,700**	**487,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/09/2020

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	7/29/2014	TL
LIST	7/29/2014	EST
REVIEW	7/29/2014	TL

YEAR BLT	1998	SIZE ADJ	1.005
NET AREA	2,092	DETAIL ADJ	1.000
$NLA(RCN)	$218	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	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	4	VINYL	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,192		40.02	47,702
A	USF	L	UPPER STORY FIN	988	1998	118.14	116,724
+	BAS	L	BASE AREA	1,104	1998	210.67	232,585
D	OPA	N	OPEN PORCH	160		71.73	11,476
F	WDK	N	WOOD DECK	224		28.42	6,366
	BMG	O	BSMT GARAGE	2		7,822.70	15,645
	F21	O	FPL 2S 1OP	1		9,667.50	9,668
	FIX	O	XTRA FIXTURES	7		2,337.11	16,360

TOTAL RCN	456,526

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$374,400