Key: 1896

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,911

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KLUCEVSEK DONNA M 18 LONG BOAT RD BOURNE, MA 02532	11.0-124-0	18 LONG BOAT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KLUCEVSEK DONNA M KLUCEVSEK FRANK M &	02/26/2007	F XX	1	21804-252 04713-00274

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

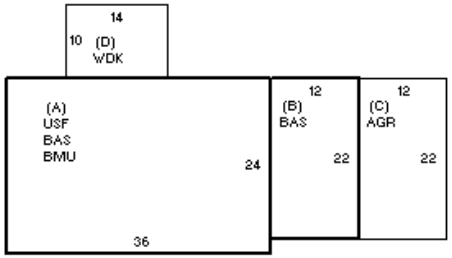
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960537	11/01/1996	3	ALT/RENO	7,500	04/23/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90			194,750
300	A	0.007	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90			100
300	A	0.385	2	1.00	100	1.00	100	1.00	14,670	1.00	OS	1.00	R04	0.90			5,650

TOTAL	40,293 SF	ZONING	1	FRNT	120
Nbhd	S SAG	NOTE	MAP 11 PARCELS 114 & 138 = OPEN SPACE		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	200,500	177,400
BUILDING	331,900	294,300
DETACHED	0	0
OTHER	0	0
TOTAL	**532,400**	**471,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/10/2023

BLDG COMMENTS

BUILDING

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

MEASURE	1/10/2023	SL
LIST	1/10/2023	EST
REVIEW	1/10/2023	SL

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,992	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
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
A	BMU	N	BSMT UNFINISHED	864		39.04	33,730
A	USF	L	UPPER STORY FIN	864	1985	115.25	99,577
+	BAS	L	BASE AREA	1,128	1985	205.52	231,826
C	AGR	N	ATT GARAGE	264		74.72	19,727
D	WDK	N	WOOD DECK	140		42.30	5,923
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	2		2,279.85	4,560

TOTAL RCN	404,773

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$331,900