

Key: 1988

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.996

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
NEVES MANUEL P & MARIA C TR M & M NEVES FAMILY REALTY TR 16 HEATON AVE NORWOOD, MA 02062				11.4-28-0				2 ELEANOR AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NEVES MANUEL P & MARIA C				04/09/2015	F	1	28790-29				
NEVES MANUEL P ETUX				08/29/2012	QS	215,000	26627-229				
PETERSON CAROL A &				04/25/2012	N		26279-77				

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	%
19728	08/07/2019	3	ALT/RENO	10,500			100	100
900285	06/04/1990	6	FENCE	300	08/29/1991	HS	100	100

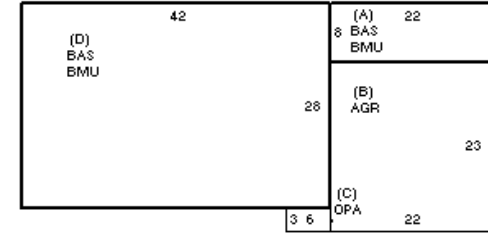
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	16,415 2		100	1.00	212,130	2.02	A	1.00	R04	0.90	161,440

TOTAL	16,422 SF	ZONING	1	FRNT	172	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE Also 76' frontage on Sandwich Rd	LAND	161,400	142,900			
Infl1	AVG		BUILDING	293,000	262,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	454,400	405,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	12/22/2016	TL
MODEL	1		RESIDENTIAL	LIST	12/22/2016	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	12/22/2016	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LOADING

YEAR BLT	1971	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	385,518
NET AREA	1,352	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,352		32.10	43,402	CONDITION ELEM	CD
\$NLA(RCN)	\$285	OVERALL	0.990	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,352	1971	188.89	255,384	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	B	AGR	N	ATT GARAGE	506		62.10	31,425	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	18		95.52	1,719	KITCHEN	A
				FLOOR COVER	35	WW-VINYL	1.00		BMF	N	BSMT FINISH	676		44.03	29,763	BATHS	A
				INT. FINISH	2	DRYWALL	1.00		BSF	N	BSMT SEMI-FIN	600		18.48	11,086	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02		F12	O	FPL 1S 2OP	1		8,460.80	8,461	ELECT	A
				FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	2		2,139.85	4,280		
				USE	0		1.00										
				EFF.YR/AGE 1995 / 27													
				COND 24 24 %													
				FUNC 0													
				ECON 0													
				DEPR 24 % GD 76													
				RCNLD \$293,000													