Key: 2436

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,460

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MANN DAVID B C/O MANN SUSAN C TRS PO BOX 41 ONSET, MA 02558	14.0-39-0	620 HEAD OF THE BAY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MANN SUSAN C TRS	07/18/2023	F	1	35895-144
MANN DAVID B ESTATE OF	04/21/2023	F	1	35742-346/47
MANN DAVID B	10/03/2022	F	1	35404-192

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

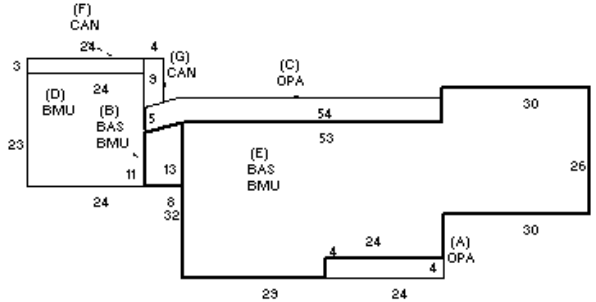
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-591	09/11/2023	15	INSULATE/WEA	9,860			100	100
17544	07/12/2017	14	SOLAR	43,401			100	100
15793	09/08/2015	14	SOLAR	40,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	80,000	4	1.00	100	1.00	100	1.00	188,560	0.64	A	1.00	R01	0.80			223,330
200	A	3.672	4	1.00	100	1.00	100	1.00	75,360	1.00	A	1.00	R01	0.80			276,720
300	A	6.501	4	1.00	100	1.00	100	1.00	13,040	1.00	A	1.00	R01	0.80			84,770

TOTAL	12.010 Acres	ZONING	2	FRNT	764
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	584,800	517,500
BUILDING	464,100	410,700
DETACHED	8,300	11,900
OTHER	0	0
TOTAL	**1,057,200**	**940,100**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTC	A	1.00	50	0.50			1	16,668.40	8,300

PHOTO 02/13/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/13/2020	TL
LIST	2/13/2020	TL
REVIEW		

YEAR BLT	1966	SIZE ADJ	1.005
NET AREA	2,476	DETAIL ADJ	1.000
$NLA(RCN)	$234	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	402		60.33	24,253
+	BMU	N	BSMT UNFINISHED	3,028		28.19	85,356
+	BAS	L	BASE AREA	2,476	1966	168.57	417,370
F	CAN	N	CANOPY	72		13.50	972
G	CAN	N	CANOPY	38		13.97	531
	ATU	N	ATTIC UNF	315		43.33	13,648
	BMG	O	BSMT GARAGE	2		7,306.90	14,614
	F11	O	FPL 1S 1OP	1		8,219.30	8,219
	F12	O	FPL 1S 2OP	1		8,631.30	8,631
	FIX	O	XTRA FIXTURES	3		2,183.13	6,549

TOTAL RCN	580,143

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$464,100