

Key: 4438

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.522

LEGALS

LAND

DETACHED

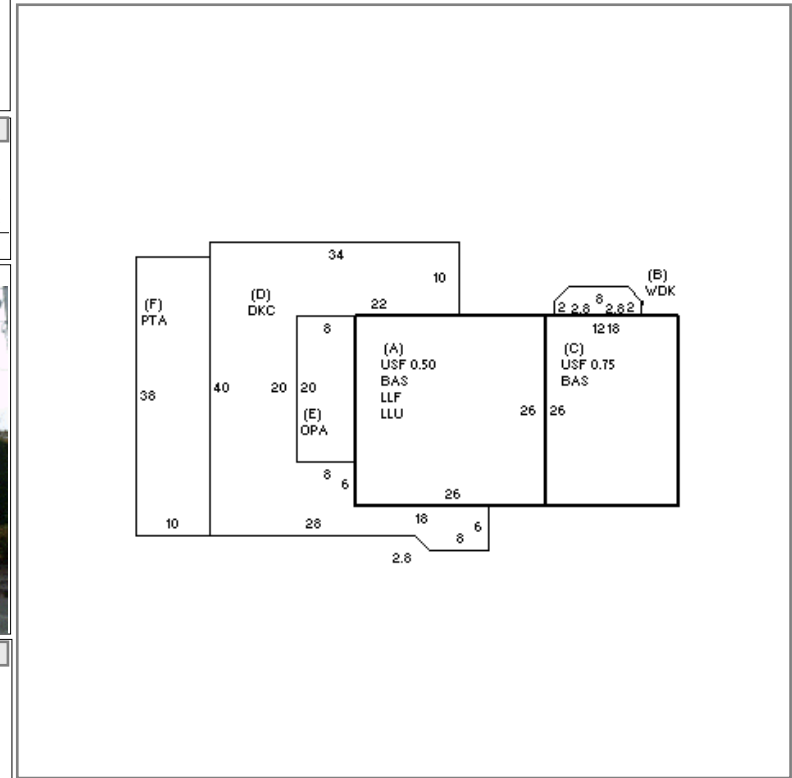
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
FORTUNE JEFFREY R & JAIME M FORTUNE 7 BEVERLY RD NATICK, MA 01760				23.1-62-0				38 BOURNE NECK DR								
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)									
FORTUNE JEFFREY R & MACDOUGALL RALPH J & MACDOUGALL RALPH J &				03/22/2021	A	400,000	33921-181									
				06/07/2013	F	10	27440-16									
				02/10/1997	QS	34,500	10604-160									
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	22,280	5	1.00	100	1.00	100	1.00	259,270	1.56	A	1.00	R07	1.10		207,440

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-136	04/08/2021	9	DECK	95,000	06/23/2021	TL	100	100
B-20-234	08/19/2020	1	NEW CONSTRUC	75	06/30/2023	SL	100	100
03773	10/28/2003	3	ALT/RENO	700	01/23/2004	TL	100	100
970156	04/10/1997	6	FENCE	700	02/24/1999	JS	100	100
970014	01/06/1997	1	NEW CONSTRUC	63,400	01/05/1998	JC	100	100

TOTAL	22,259 SF	ZONING	1	FRNT	235	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE				LAND	207,400	208,600
Infl1	AVG		BUILDING	405,800	312,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	216,900	0			
						TOTAL	830,100	521,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	10/25/2022	SL
MODEL	1		RESIDENTIAL	LIST	10/25/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	6/30/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1997	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	501,017
NET AREA	2,509	DETAIL ADJ	1.000	FOUNDATION	6	ELEVATED	1.00	A	LLU	N	LOWER LEVEL UNF	676		39.52	26,716		
\$NLA(RCN)	\$200	OVERALL	1.090	EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	676	1997	67.26	45,466		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	689	1997	118.52	81,660		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	44		69.09	3,040		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,144	1997	209.24	239,374		
				INT. FINISH	2	DRYWALL	1.00	D	DKC	N	DECK-COMPOSITE	870		66.96	58,253		
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	160		71.24	11,398		
				FUEL SOURCE	2	GAS	1.00	F	PTA	N	PATIO	380		14.82	5,632		
				USE	0		1.00		BMG	O	BSMT GARAGE	2		7,769.50	15,539		
									FIX	O	XTRA FIXTURES	3		2,321.33	6,964		
									GFP	O	GAS FIREPLACE	1		6,976.00	6,976		
																EFF.YR/AGE	2000 / 22
																COND	19 19 %
																FUNC	0
																ECON	0
																DEPR	19 % GD 81
																RCNLD	\$405,800

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LEGAL

CURRENT OWNER						PARCEL ID				LOCATION			
FORTUNE JEFFREY R & JAIME M FORTUNE 7 BEVERLY RD NATICK, MA 01760						23.1-62-0				38 BOURNE NECK DR			
TRANSFER HISTORY						DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	216,900	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

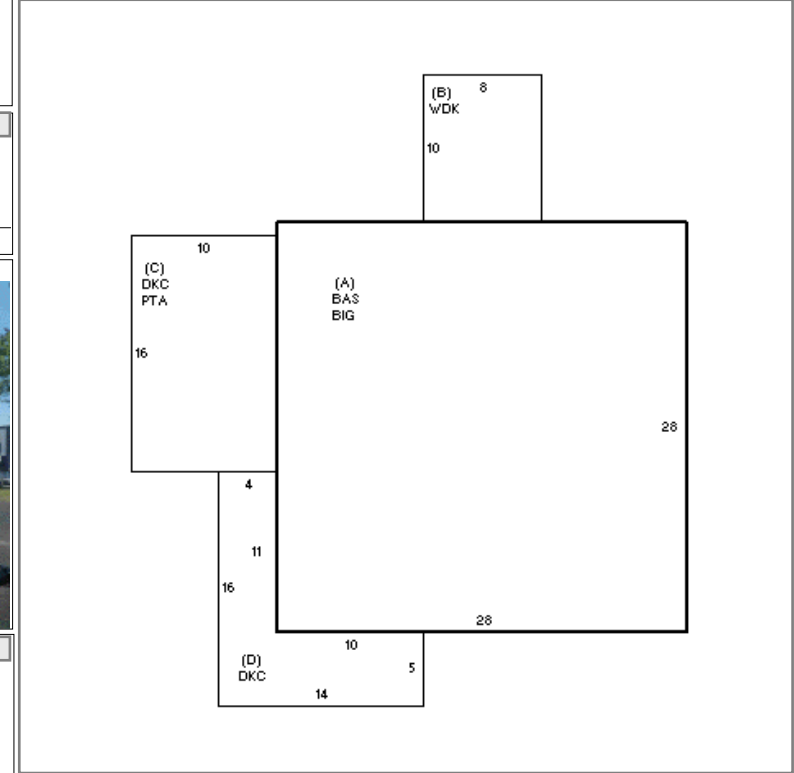
DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								06/30/2023



BUILDING	CD	ADJ	DESC	MEASURE	5/2/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/2/2023	EST
STYLE	20	0.75	GARAGE W/QTRS [100%]	REVIEW	6/30/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	2	1.00	MASONRY [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	2022	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	216,923		
NET AREA	784	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	784		63.19	49,539	CONDITION ELEM	CD		
\$NLA(RCN)	\$277	OVERALL	0.800	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	784	2022	176.73	138,560	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	80		37.70	3,016	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	PTA	N	PATIO	160		12.09	1,935	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	274		53.80	14,740	BATHS	A		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	2		1,824.55	3,649	HEAT	A		
				HEATING/COOLING	9	WARM-COOL AIR	1.03		GFP	O	GAS FIREPLACE	1		5,483.50	5,484	ELECT	A		
				FUEL SOURCE	2	GAS	1.00												
				USE	0		1.00												
																		EFF.YR/AGE	2022 / 0
																		COND	0 0 %
																		FUNC	0
																		ECON	0
																		DEPR	0 % GD 100
																		RCNLD	\$216,900