Key: 4684

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,776

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN DANIEL M JR &	23.2-159-0	25 CANAL VIEW RD
MARY T DONOVAN		
25 CANAL VIEW ROAD		
BUZZARDS BAY, MA 02532-3423		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN DANIEL M JR &	11/18/1988	QS	120,000	6525-343

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	%
18618	07/24/2018	14	SOLAR	5,060			100	100
141028	12/01/2014	14	SOLAR	22,950	04/08/2015		100	100
14496	06/24/2014	3	ALT/RENO	6,030	10/26/2015	SW	100	100
14489	06/23/2014	4	DETACH.STRUC		10/26/2015	SW	100	100
10620	10/14/2010	3	ALT/RENO	4,500	10/26/2015	SW	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,500	4 1.00	100 1.00	100 1.00	294,625	1.75	A 1.00	CGD 1.25			230,280

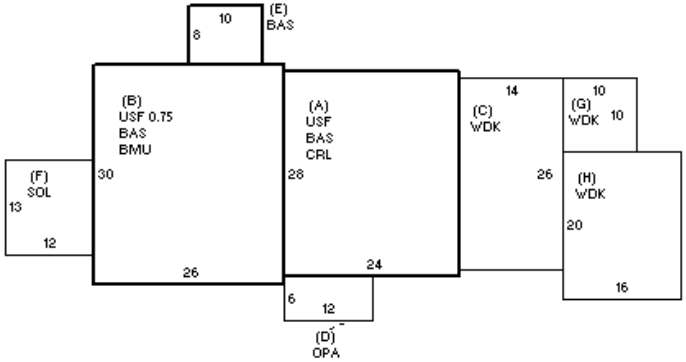
TOTAL	19,500 SF	ZONING	1	FRNT	0
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	230,300	203,800
BUILDING	446,800	395,400
DETACHED	1,600	1,500
OTHER	0	0
TOTAL	**678,700**	**600,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10X11		110	16.42	1,600

PHOTO 10/26/2015



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/26/2015	SW
LIST	10/26/2015	EST
REVIEW	10/26/2015	SW

BLDG COMMENTS

YEAR BLT	1955	SIZE ADJ	1.000
NET AREA	2,789	DETAIL ADJ	1.000
$NLA(RCN)	$203	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	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	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CRL	N	BSMT CRAWL	672		28.00	18,817
A	BAS	L	BASE AREA	672	1999	199.96	134,376
A	USF	L	UPPER STORY FIN	672	1999	113.32	76,154
B	BMU	N	BSMT UNFINISHED	780		50.17	39,135
B	USF	L	UPPER STORY FIN	585	1955	113.32	66,295
+	WDK	N	WOOD DECK	784		23.28	18,253
D	OPA	N	OPEN PORCH	72		83.54	6,015
+	BAS	L	BASE AREA	860	1955	199.97	171,970
F	SOL	N	SOLARIUM	156		104.47	16,298
	FIX	O	XTRA FIXTURES	5		2,321.26	11,606
	HTB	O	HOT TUB	1		6,689.30	6,689

TOTAL RCN	565,609

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$446,800