Key: 4745

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,838

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN JOHN F & DEBORAH J TRS 56 BOURNE NECK DRIVE TRUST 18 OHIO AVE NEWTON UPPER FALLS, MA 02464-1320	23.3-33-0	56 BOURNE NECK DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN JOHN F & DEBORAH	08/31/2020	F	1	33217-198
DONOVAN JOHN F &	01/21/2000	X		12793-9-11
WALKER STEPHEN J &	01/21/2000	X		12793-7

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

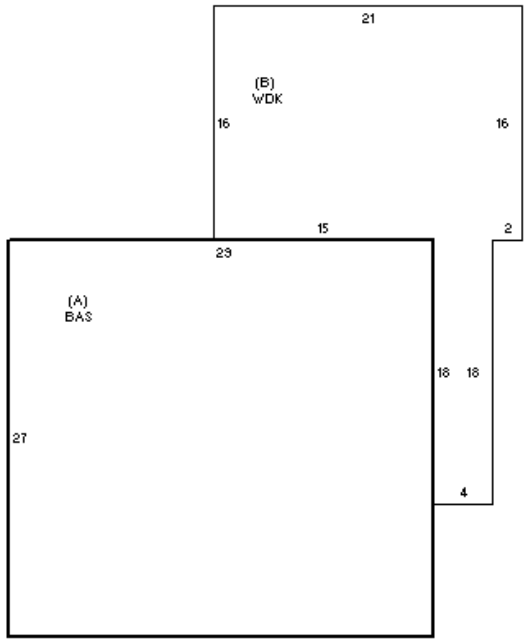
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
02434	06/25/2002	9	DECK	2,000	03/14/2003	TL	100	100
200202.	04/10/2000	3	ALT/RENO	5,000	04/11/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,640	5 1.00	100 1.00	100 1.00	259,270	3.24	A 1.00	R07 1.10			185,630

TOTAL	9,627 SF	ZONING	1	FRNT	0
Nbhd	TAY PT	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	185,600	186,700
BUILDING	92,400	81,800
DETACHED	0	0
OTHER	0	0
TOTAL	278,000	268,500



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8 X 12			0.00	

PHOTO 10/25/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/25/2021	TL
LIST	11/3/2021	VER
REVIEW	11/3/2021	TL

YEAR BLT	1940	SIZE ADJ	1.020
NET AREA	783	DETAIL ADJ	1.000
$NLA(RCN)	$155	OVERALL	0.700

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	3	WOOD PANEL	0.98
HEATING/COOLING	7	FL/WALL UNIT	0.98
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	783	1940	147.28	115,320
B	WDK	N	WOOD DECK	408		15.25	6,223

TOTAL RCN	121,542

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$92,400