

Key: 4748

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.841

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SENZAPURA MICHAEL A C/O FREITAS JOSE & 32 SENTINEL ST STOUGHTON, MA 02072				23.3-36-0				50 BOURNE NECK DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FREITAS JOSE & SENZAPURA MICHAEL A				04/10/2023	QS	370,000	35723-221				
				09/29/2020	A	258,000	33307-93				
SENZAPURA ANGELO F				09/29/2020	F	1	33307-90/1				

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-21-760	10/18/2021	15	INSULATE/WEA	2,258			100	100
14366	05/19/2014	4	DETACH.STRUC	4,000	01/30/2015	DB	100	100
12323	05/16/2012	3	ALT/RENO	160	06/05/2012		100	100
11500	08/31/2011	3	ALT/RENO	300	11/18/2011	TL	100	100
09585	11/12/2009	3	ALT/RENO		05/06/2010	TL	100	100

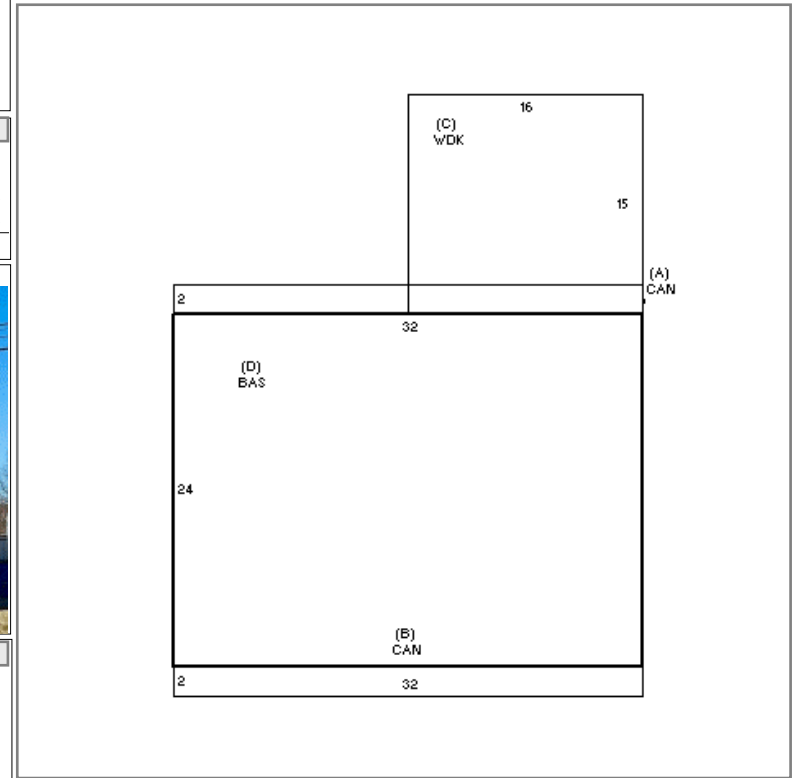
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	11,240	5	1.00	100	1.00	100	1.00	259,270	2.82	A	1.00	R07	1.10			188,390

TOTAL	11,238 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	188,400	189,500			
Infl1	AVG		BUILDING	127,900	105,200			
N_Index	AVG		DETACHED	4,400	4,100			
			OTHER	0	0			
TOTAL				320,700	298,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	E	1.90	10 0.90	10X16	2014	160	30.30	4,400



BUILDING	CD	ADJ	DESC	MEASURE	3/10/2023	TL
MODEL	1		RESIDENTIAL	LIST	3/10/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$219	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	1	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	9	OTHER	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	CAN	N	CANOPY	64		13.03	834
B	CAN	N	CANOPY	64		13.03	834
C	WDK	N	WOOD DECK	240		25.63	6,150
D	BAS	L	BASE AREA	768	1950	204.09	156,739
	CPC	O	CAPE CELLAR	1		3,736.00	3,736

TOTAL RCN	168,293
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	\$127,900
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