

Key: 4752

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.845

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION				
HANOU MONSOUR H & ANTOINETTE				23.3-40-0				47 ACADEMY DR				
P HANOU TRS M S HANOU NOM TR				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
537 BERKLEY ST				HANOU MONSOUR H & ANTOIN				09/15/1999	X		12539-344	
BERKLEY, MA 02779				HANOU MONSOUR H &					XX		03838-0348	

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	%
980132	03/25/1998	3	ALT/RENO	10,000	01/21/1999	JS	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,850 5	1.00	100	1.00	259,270	3.50	A	1.00	R07	1.10	184,260

TOTAL	8,843 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	TAY PT	NOTE	LAND	184,300	185,300			
Infl1	AVG		BUILDING	252,500	223,400			
N_Index	AVG		DETACHED	13,000	12,400			
			OTHER	0	0			
			TOTAL	449,800	421,100			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 10 0.90	14 X 22 + 6		356	40.60	13,000



BUILDING	CD	ADJ	DESC	MEASURE	10/25/2021	TL
MODEL	1		RESIDENTIAL	LIST	10/25/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1950	SIZE ADJ	1.010
NET AREA	1,657	DETAIL ADJ	1.000
\$NLA(RCN)	\$190	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		2.75	1.00
ROOMS		6	1.00
BEDROOMS		4	1.00
BATHROOMS		1	1.00
FIXTURES		7	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	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	ENT	N	ENCLOSED ENTRY	20		119.96	2,399
+	BMU	N	BSMT UNFINISHED	649		48.35	31,380
B	BAS	L	BASE AREA	336	1950	216.67	72,801
+	USF	L	UPPER STORY FIN	1,008	1950	109.21	110,082
+	BAS	L	BASE AREA	313	1950	216.67	67,817
D	EPA	N	ENCLOSED PORCH	144		86.42	12,444
E	WDK	N	WOOD DECK	80		46.22	3,697
	F31	O	FPL 3S 1OP	1		10,528.20	10,528
	FIX	O	XTRA FIXTURES	2		2,236.85	4,474

TOTAL RCN	315,622
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$252,500

