Key: 4807

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,922

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KRAUNELIS ANTHONY F & MEGHAN E 2 BELL ROAD EXTENSION BOURNE, MA 02532	23.4-4-1	1 BELL RD EXT

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KRAUNELIS ANTHONY F & MEG	12/21/2017	QS	330,000	N/A-N/A
SHANAHAN MARIE B TR	03/08/2012	F	10	26139-36
SHANAHAN MARIE B	11/18/1994	QS	150,000	9959-105

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-22-514	08/15/2022	14	SOLAR	46,144			100	100
20238	03/19/2020	15	INSULATE/WEA	4,838			100	100
181014	11/27/2018	2	ADDITIONS	4,000	07/16/2020	TL	100	100
161059	12/13/2016	3	ALT/RENO	16,456	04/27/2018		100	100
04484	07/01/2004	3	ALT/RENO	21,000	03/15/2006	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	20,987	7 1.00	100 1.00	100 1.00	318,195	1.64	A 1.00	BAV 1.35			251,850

TOTAL	20,996 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

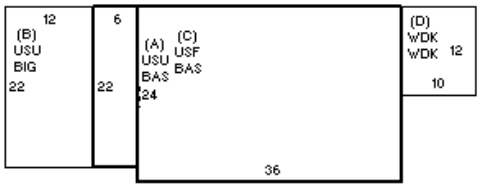
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	251,900	222,900
BUILDING	309,200	273,700
DETACHED	0	0
OTHER	0	0
TOTAL	**561,100**	**496,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/25/2023



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/16/2020	TL
LIST	7/16/2020	EST
REVIEW		

BLDG COMMENTS

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,860	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	996	1984	206.30	205,471
+	USU	N	UPPER STORY UNF	396		48.73	19,296
B	BIG	N	BUILT-IN GARAGE	264		92.11	24,317
C	USF	L	UPPER STORY FIN	864	1984	111.99	96,758
D	WDK	N	WOOD DECK	240		26.94	6,467
	F21	O	FPL 2S 1OP	1		9,164.00	9,164
	FIX	O	XTRA FIXTURES	3		2,215.50	6,647

TOTAL RCN 368,119

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

EFF.YR/AGE 2003 / 19

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $309,200