

Key: 4834

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4.951

LEGAL

LAND

DETAILED

BUILDING

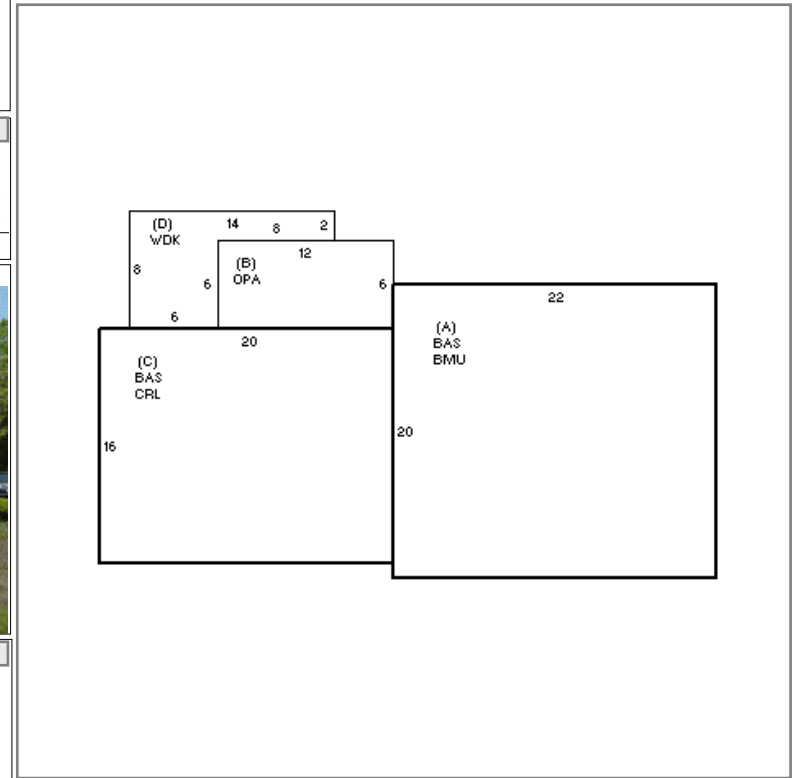
CURRENT OWNER		PARCEL ID	LOCATION				
DRAKE STEPHEN C & KATHLEEN R GERSTENKORN		23.4-29-0	28 OLD MONUMENT NECK RD				
28 OLD MONUMENT NECK ROAD BOURNE, MA 02532-5411		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		DRAKE STEPHEN C & DRAKE & GERSTENKORN	06/26/1992	A		1 08086-00036	
		DRAKE & GERSTENKORN	12/30/1991	A		73,000	N/A-N/A
		DRAKE & GERSTENKORN	10/19/1989	A		85,000	N/A-N/A

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 %

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	10,420	6	1.00	100	1.00	100	1.00	212,130	3.01	A	1.00	R04	0.90			152,980

TOTAL	10,411 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	153,000	150,400			
Infl1	AVG		BUILDING	151,100	137,600			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	304,100	288,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 10			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/23/2023	SL
MODEL	1		RESIDENTIAL	LIST	5/23/2023	SL
STYLE	1	0.95	RANCH [100%]	REVIEW	5/23/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1950	SIZE ADJ	1.020
NET AREA	760	DETAIL ADJ	1.000
\$NLA(RCN)	\$262	OVERALL	0.990
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	440		46.48	20,453
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	440	1950	208.29	91,649
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	72		77.39	5,572
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	CRL	N	BSMT CRAWL	320		34.60	11,070
FLOOR COVER	3	W/W CARPET	1.00	C	BAS	L	BASE AREA	320	1950	208.29	66,654
INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	64		54.20	3,469
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	198,867
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	\$151,100