Key: 4839

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,956

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HARCOURT ANDREW & MARIANNE TRS ANDREW & MARIANNE HARCOURT TR PO BOX 3026 BOURNE, MA 02532	23.4-32-2	31 OLD MONUMENT NECK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HARCOURT ANDREW & MARIANN	11/18/2019	G	1	32474-188
HARCOURT ANDREW B &	05/17/1996	QS	115,000	10207-324
DONOVAN CONSTR. CO	10/30/1995	Q	100,000	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	%
16784	09/13/2016	2	ADDITIONS	66,480	05/09/2018	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	21,400	6 1.00	100 1.00	100 1.00	212,130	1.62	A 1.00	R04 0.90			168,480

TOTAL	21,388 SF	ZONING	1	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

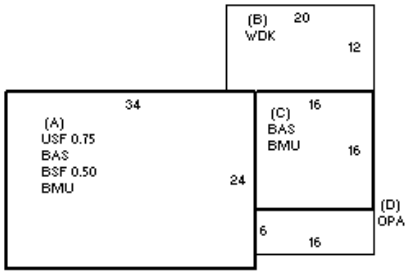
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	168,500	165,700
BUILDING	342,600	303,200
DETACHED	1,800	1,700
OTHER	0	0
TOTAL	**512,900**	**470,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	10 X 12		120	16.42	1,800

PHOTO 05/10/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/9/2018	TL
LIST	5/18/2018	TL
REVIEW	5/18/2018	TL

YEAR BLT	1978	SIZE ADJ	1.010
NET AREA	1,684	DETAIL ADJ	1.000
$NLA(RCN)	$231	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	50	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	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
+	BMU	N	BSMT UNFINISHED	1,072		40.88	43,824
A	BSF	N	BSMT SEMI-FIN	408		20.61	8,411
A	BAS	L	BASE AREA	816	1978	215.21	175,614
A	USF	L	UPPER STORY FIN	612	1978	121.90	74,604
B	WDK	N	WOOD DECK	240		29.04	6,969
C	BAS	L	BASE AREA	256	2016	215.21	55,094
D	OPA	N	OPEN PORCH	96		80.57	7,735
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	3		2,387.57	7,163

TOTAL RCN 389,288

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

EFF.YR/AGE 2007 / 15

COND	12	12 %	
FUNC	0		
ECON	0		
DEPR	12	% GD	88

RCNLD $342,600