

Key: 4982

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.111

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CURRENT OWNER				PARCEL ID				LOCATION			
MANIFASE SHARON 4 COASTAL WAY BOURNE, MA 02532-3638				24.2-2-5				4 COASTAL WAY			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANIFASE SHARON CANNATA DANIEL J &				06/04/1999 07/23/1987	QS XX	175,000	12317-89 5996-223				


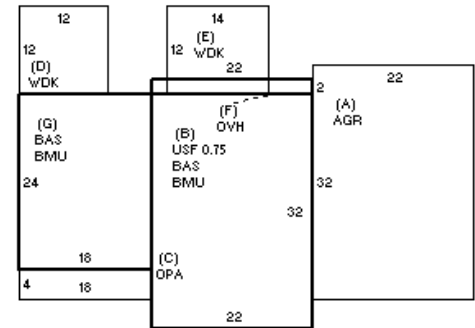
CLASS	CLASS%	DESCRIPTION				BN ID	BN	CARD	
1010	100	SINGLE FAMILY					1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%	

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,894 6	1.00	100	1.00	100	1.00	A	1.00	R07	1.25	244,790

TOTAL	26,877 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	N O T E	LAND	244,800	216,600			
Infl1	AVG		BUILDING	341,200	300,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	586,000	516,800			

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								04/25/2023

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BUILDING	CD	ADJ	DESC	MEASURE	4/25/2023	SL
MODEL	1		RESIDENTIAL	LIST	4/25/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/25/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,708	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	704		64.00	45,057
\$NLA(RCN)	\$256	OVERALL	1.090	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,136		40.14	45,604
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	704	1986	211.34	148,780
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	528	1986	121.13	63,959
				FLOOR COVER	13	HARDWOOD-W/W	1.00	C	OPA	N	OPEN PORCH	72		84.37	6,075
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	312		23.51	7,336
				HEATING/COOLING	2	HOT WATER	1.02	F	OVH	L	OVERHANG	44	1986	199.36	8,772
				FUEL SOURCE	2	GAS	1.00	G	BAS	L	BASE AREA	432	1986	211.33	91,297
				USE	0		1.00	F11	O	FPL 1S 1OP	1		8,827.00	8,827	
								FIX	O	XTRA FIXTURES	5		2,344.48	11,722	

TOTAL RCN	437,428
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$341,200