

Key: 5275

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.417

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
MULKEEN JOHN L & ROSANNE BOTTARO 40 LAMONT ROAD BOURNE, MA 02532-3541				26.1-39-0				40 LAMONT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MULKEEN JOHN L				06/01/1989	XX		6757-18				


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	%
		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	7,671 7	1.00	100	1.00	100	1.00	424,260	3.99	A	1.00	BGD 1.80	298,190

TOTAL	7,667 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	298,200	263,900			
Infl1	AVG		BUILDING	311,900	276,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>610,100</b>	<b>539,900</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	12/31/2002
									

BUILDING	CD	ADJ	DESC	MEASURE	3/30/2019	BC
MODEL	1		RESIDENTIAL	LIST	3/30/2019	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/30/2019	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1930	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	389,859				
NET AREA	1,296	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	1,296	1930	218.37	283,010	CONDITION ELEM	CD				
\$NLA(RCN)	\$301	OVERALL	1.090	EXT COVER	15	VINYL SHINGLE	1.02	B	OPA	N	OPEN PORCH	20		110.42	2,208	EXTERIOR	A				
				ROOF SHAPE	2	HIP	1.02	+	BMU	N	BSMT UNFINISHED	712		53.47	38,073	INTERIOR	A				
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	EPA	N	ENCLOSED PORCH	144		95.57	13,762	KITCHEN	A				
				FLOOR COVER	1	HARDWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	280		102.86	28,800	BATHS	A				
				INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	180		67.87	12,217	HEAT	A					
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S 1OP	1		9,314.30	9,314	ELECT	U					
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	1		2,474.40	2,474							
				USE	0		1.00														
																		EFF.YR/AGE	1999 / 23		
																		COND	20 20 %		
																		FUNC	0		
																		ECON	0		
																		DEPR	20	% GD	80
																		RCNLD	\$311,900		

