Key: 5351

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,494

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRAGA RUI MANUEL DACOSTA TR PRESIDENTS ROAD REALTY TRUST 2 FORD AVE HOLBROOK, MA 02343	26.1-126-0	100 PRESIDENTS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRAGA RUI MANUEL DACOSTA	02/08/2011	F	100	25243-103
FRAGA LUIS	02/08/2011	N		25243-95/96
FRAGA LUIS G &	08/01/1997	QS	169,900	10881-226

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	%
980372	07/01/1998	9	DECK	600	01/26/1999	JS	100	100
940144	04/25/1994	1	NEW CONSTRUC	117,000	03/18/1996	JC	100	100

LAND

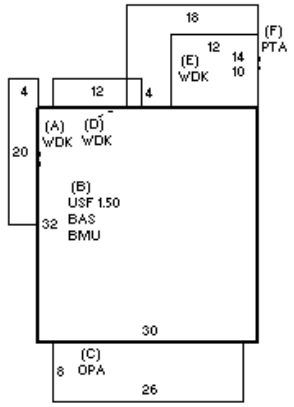
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	7 1.00	100 1.00	100 1.00	424,260	4.23	A 1.00	BGD 1.80			296,860

TOTAL	7,187 SF	ZONING	1	FRNT	0

Nbhd	GRAY GAB
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	296,900	262,700
BUILDING	362,200	320,500
DETACHED	0	0
OTHER	0	0
TOTAL	**659,100**	**583,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/09/2011

BLDG COMMENTS

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	12/8/2011	TL
LIST	12/8/2011	EST
REVIEW	12/8/2011	TL

YEAR BLT	1995	SIZE ADJ	1.005
NET AREA	2,400	DETAIL ADJ	1.000
$NLA(RCN)	$189	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	248		27.07	6,713
B	BMU	N	BSMT UNFINISHED	960		38.11	36,588
B	BAS	L	BASE AREA	960	1995	207.27	198,977
B	USF	L	UPPER STORY FIN	1,440	1995	108.67	156,481
C	OPA	N	OPEN PORCH	208		61.51	12,794
F	PTA	N	PATIO	252		14.21	3,582
	BMG	O	BSMT GARAGE	3		7,449.83	22,350
	FIX	O	XTRA FIXTURES	5		2,225.86	11,129
	MST	O	MAS/METAL STACK	1		4,171.40	4,171

TOTAL RCN	452,786

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

EFF.YR/AGE	1999 / 23		
COND	20	20 %	
FUNC	0		
ECON	0		
DEPR	20	% GD	80
RCNLD			$362,200