

Key: 5482

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.625

LEGALS

LAND

DETACHED

BUILDING

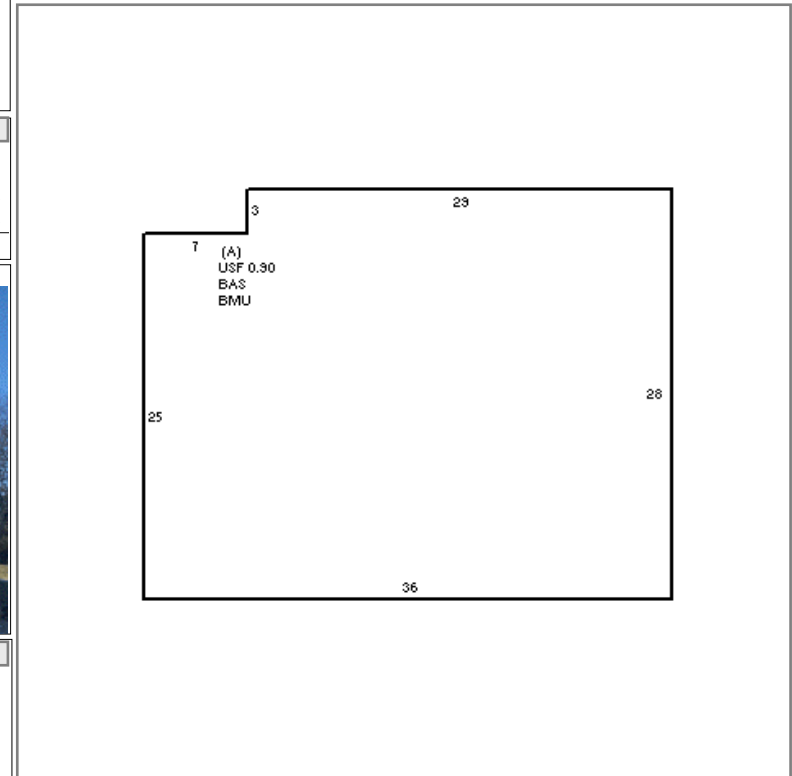
CURRENT OWNER					PARCEL ID					LOCATION				
PORTANOVA KEVIN M & HEATHER M PORTANOVA 49 MONUMENT NECK RD BOURNE, MA 02532					26.2-64-0					49 MONUMENT NECK RD				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
					06/23/2021	QS	429,000	34232-301						
					11/02/1987	XX		6007-273						

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	%
B-20-118	05/20/2020	1	NEW CONSTRUC	100,000	06/18/2021	TL	100	100
		11	SPLITS/SUBS		09/21/2018	BC	100	100
18665	08/10/2018	1	NEW CONSTRUC	117,000	06/15/2020	RP	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	12,981	7	1.00	100	1.00	100	1.00	216,844	2.48	20	0.80	R04	1.15			160,080

TOTAL	12,981 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	N O T E 9/18 - per bldg dept, parcel is buildable, parcel abutts rail road track TOPO=SHAPE/LOCATION	LAND	160,100	141,700			
Infl1	AVG		BUILDING	361,400	319,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>521,500</b>	<b>461,500</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	7/23/2020	RP
MODEL	1		RESIDENTIAL	LIST	7/23/2020	RP
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/18/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	2020	SIZE ADJ	1.010
NET AREA	1,875	DETAIL ADJ	1.000
\$NLA(RCN)	\$193	OVERALL	1.050
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	0	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	987		38.67	38,169
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	987	2020	210.30	207,569
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	888	2020	114.16	101,376
ROOF COVER	1	ASPH/COMP SHIN	1.00		BMG	O	BSMT GARAGE	1		7,559.20	7,559
FLOOR COVER	1	HARDWOOD	1.02		FIX	O	XTRA FIXTURES	3		2,258.50	6,776
INT. FINISH	2	DRYWALL	1.00								
HEATING/COOLING	9	WARM-COOL AIR	1.03								
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	361,448
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$361,400