

Key: 5495

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.637

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
AVAKIAN MARK P & LEANNE OF AVAKIAN TRUST 16 MONUMENT NECK ROAD BOURNE, MA 02532				26.2-76-0				16 MONUMENT NECK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
AVAKIAN MARK P & LEANNE				08/17/2018	F	1	31470-155				
AVAKIAN MARK & HURD				06/23/1989	O	135,000	6783-137				
				03/31/1988	QS	125,000	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 %
H228	04/29/2020	3	ALT/RENO				100 100
E-20-9	04/16/2020	3	ALT/RENO	2,000			100 100
20071	01/21/2020	3	ALT/RENO	27,400			100 100
17337	05/11/2017	14	SOLAR	20,000			100 100
11058	02/22/2011	10	WOODSTOVE	1,000	03/11/2011		100 100

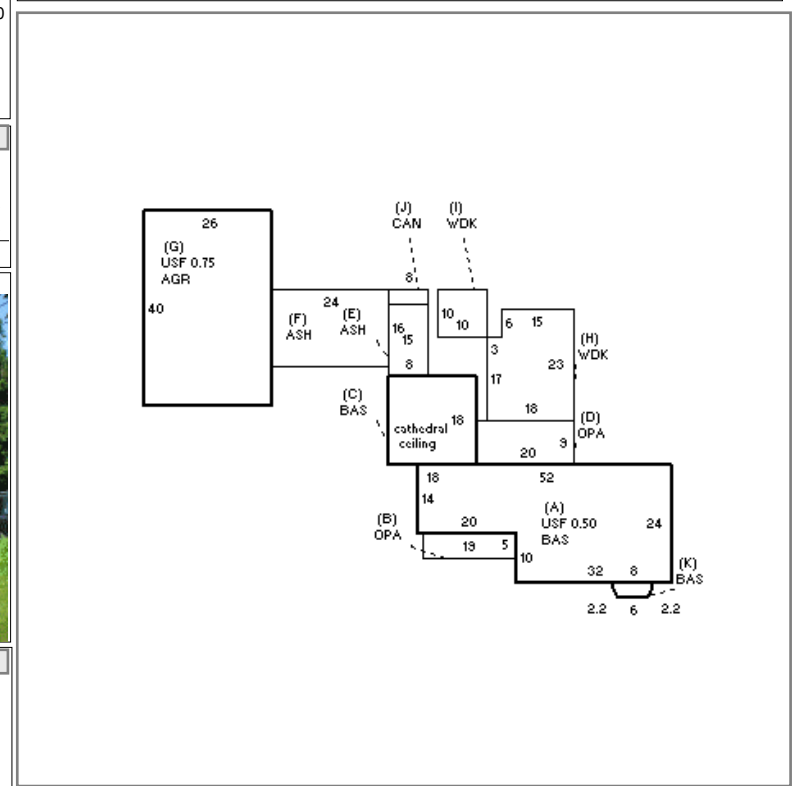
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000 7		1.00	100	1.00	100	1.00	271,055	1.00	A	1.00 R04 1.15	248,850
300	A	0.046 7		1.00	100	1.00	100	1.00	18,745	1.00	A	1.00 R04 1.15	860

TOTAL	41,992 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	249,700	221,000			
Infl1	AVG		BUILDING	464,200	410,800			
N_Index	AVG		DETACHED	1,700	1,600			
			OTHER	0	0			
			TOTAL	715,600	633,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 A	0.75 10 X 14		140	16.42	1,700



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/6/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/6/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/23/2020	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,698	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	1,394	1900	199.26	277,770
\$NLA(RCN)	\$200	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	524	1900	110.21	57,748
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	275		62.38	17,155
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	ASH	N	ATT SHED	120		24.57	2,949
				FLOOR COVER	2	SOFTWOOD	1.02	F	ASH	N	ATT SHED	384		22.08	8,479
				INT. FINISH	1	PLASTER	1.00	G	AGR	N	ATT GARAGE	1,040		58.48	60,824
				HEATING/COOLING	2	HOT WATER	1.02	G	USF	L	UPPER STORY FIN	780	2008	110.21	85,961
				FUEL SOURCE	1	OIL	1.00	+	WDK	N	WOOD DECK	496		22.64	11,231
				USE	0		1.00	J	CAN	N	CANOPY	24		16.39	393
									CPC	O	CAPE CELLAR	1		4,002.60	4,003
									FIX	O	XTRA FIXTURES	4		2,257.28	9,029
									MST	O	MAS/METAL STACK	1		4,230.50	4,231

TOTAL RCN	539,771
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$464,200