

Key: 5558

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.699

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MANDIGO GEORGE E JR & KATHLEEN MANDIGO TRS MANDIGO TRUST 14 BRIGANTINE CIRCLE NORWELL, MA 02061				26.3-4-0				39 BENEDICT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANDIGO GEORGE E JR & KAT				01/15/2019	F		1 31781-128-30				
MANDIGO JANET M TR				09/02/2009	F		10 24007-208				
MANDIGO JANET M					XX		1873+-0293+				

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	%
R13-00073	06/27/2013	3	ALT/RENO		04/30/2018		100	100
R13-00057	05/10/2013	3	ALT/RENO		04/30/2018		100	100
970402	08/07/1997	3	ALT/RENO	3,932	04/22/1998		100	100
950182	04/26/1995	3	ALT/RENO	3,872	08/14/1996	JS	100	100
930330	06/26/1993	9	DECK	300	03/31/1994	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,600	7	1.00	DCK 1.00	100	1.00					852,690

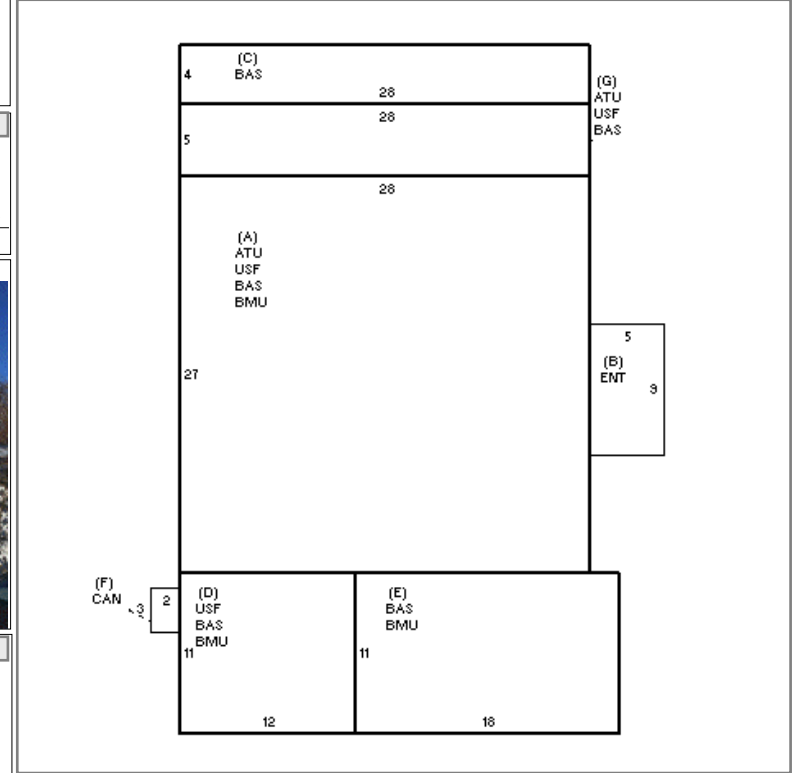
TOTAL	6,621 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE per DNR permanent structure	LAND	852,700	754,700			
Infl1	DOCK		BUILDING	333,900	295,500			
N_Index	AVG		DETACHED	51,500	49,000			
			OTHER	0	0			
			TOTAL	1,238,100	1,099,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	20 X 20	400	40.60	8,100
PPD	E	1.90	50 0.50	6 X 42 CONCR	252	344.28	43,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/2/2021	RP
MODEL	1		RESIDENTIAL	LIST	3/2/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	3/2/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1923	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	463,814	
NET AREA	2,366	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,086		37.38	40,595	CONDITION ELEM	CD	
\$NLA(RCN)	\$196	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,028	1923	106.58	109,562	EXTERIOR	A	
				ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	756		42.81	32,368	INTERIOR	A	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ENT	N	ENCLOSED ENTRY	45		86.66	3,900	KITCHEN	F	
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,338	1923	192.70	257,833	BATHS	F	
				INT. FINISH	4	WALL BOARD	0.96	F	CAN	N	CANOPY	6		15.88	95	HEAT	A	
				HEATING/COOLING	2	HOT WATER	1.02	G	ATU	N	ATTIC UNF	140		43.33	6,066	ELECT	A	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		9,030.10	9,030				
				USE	0		1.00	FIX	O	XTRA FIXTURES	2		2,182.95	4,366				
																	EFF.YR/AGE	1991 / 31
																	COND	28 28 %
																	FUNC	0
																	ECON	0
																	DEPR	28 % GD 72
																	RCNLD	\$333,900