

Key: 5645

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.787

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------------|--|--|--|
| DIBONA MATTHEW D & SARAH M DIBONA 65 MONUMENT NECK RD BOURNE, MA 02532 | | | | 26.4-1-0 | | | | 65 MONUMENT NECK RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DIBONA MATTHEW D & HOLT DONNA M | | | | 12/08/2021 | QS | 615,000 | 34729-82 | | | | |
| CLARK JAMES W | | | | 06/13/2001 | H | 269,900 | 13931-348 | | | | |
| | | | | 12/21/1990 | QS | 170,000 | 7392-250 | | | | |

| 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 % |
| EXB-22-141 | 03/18/2022 | 15 | INSULATE/WEA | 372 | | | 100 100 |
| 14024 | 01/16/2014 | 3 | ALT/RENO | 4,600 | 11/12/2015 | SW | 100 100 |
| 03807 | 11/05/2003 | 3 | ALT/RENO | 6,589 | 01/02/2004 | TL | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 24,179 7 | | 1.00 | 100 1.00 | 271,055 | 1.46 | A | 1.00 | R04 | 1.15 | 220,300 |

| TOTAL | 24,176 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | GRAY GAB | NOTE | | | | LAND | 220,300 | 195,000 |
| Infl1 | AVG | | BUILDING | 375,200 | 332,100 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | | | | OTHER | 0 | 0 |
| | | | | | | TOTAL | 595,500 | 527,100 |

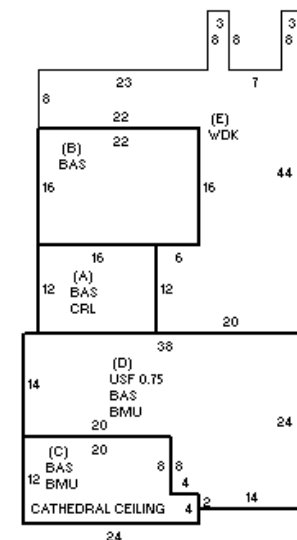
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 6/15/2022 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/15/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 6/15/2022 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1986 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 481.061 |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|----------------|---------|
| NET AREA | 2,032 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | CRL | N | BSMT CRAWL | 192 | | 39.77 | 7,636 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$237 | OVERALL | 1.100 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,504 | 1986 | 212.95 | 320,275 | EXTERIOR | A |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | + | BMU | N | BSMT UNFINISHED | 960 | | 42.33 | 40,634 | INTERIOR | A |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | USF | L | UPPER STORY FIN | 528 | 1986 | 127.72 | 67,438 | KITCHEN | A |
| | | | | FLOOR COVER | 35 | WW-VINYL | 1.00 | E | WDK | N | WOOD DECK | 800 | | 24.79 | 19,835 | BATHS | A |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | F22 | O | FPL 2S 2OP | 1 | | 10,703.50 | 10,704 | HEAT | A | |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | FIX | O | XTRA FIXTURES | 3 | | 2,472.07 | 7,416 | ELECT | A | |
| | | | | FUEL SOURCE | 2 | GAS | 1.00 | HTB | O | HOT TUB | 1 | | 7,123.70 | 7,124 | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | |



| EFF.YR/AGE | 1997 / 25 |
|------------|------------|
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$375,200 |