

Key: 5648

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.790

LEGALS

LAND

DETACHED

BUILDING

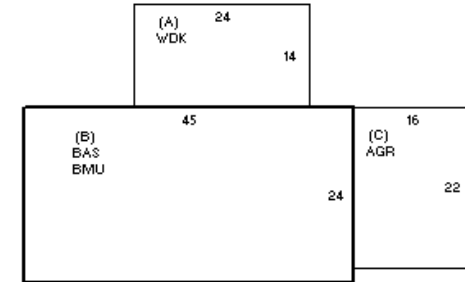
CURRENT OWNER		PARCEL ID	LOCATION		
KANGAS ROBERT ETUX EVA KANGAS 71 MONUMENT NECK RD BOURNE, MA 02532		26.4-4-0	71 MONUMENT NECK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KANGAS ROBERT ETUX KRAMER ELIZABETH L SHAKER SALI J &		10/28/2016 05/03/2000	U QS XX	166,726 135,000	30047-64 12987-273 02609-0318

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	%
13025	01/15/2013	15	INSULATE/WEA	3,237	12/16/2014		100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,200	7	1.00	100	1.00	100	1.00	271,055	2.44	A	1.00	R04	1.15			200,490

TOTAL	13,199 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	NOTE	LAND	200,500	177,400			
Infl1	AVG		BUILDING	237,200	209,900			
N_Index	AVG		DETACHED	1,600	1,500			
			OTHER	0	0			
			TOTAL	439,300	388,800			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	L	0.90	A 0.75	12 X 12		144	14.78	1,600



BUILDING	CD	ADJ	DESC	MEASURE	7/24/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/24/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1972	SIZE ADJ	1.015
NET AREA	1,080	DETAIL ADJ	1.000
\$NLA(RCN)	\$278	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	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	1	HARDWOOD	1.02
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
A	WDK	N	WOOD DECK	336		21.90	7,358
B	BMU	N	BSMT UNFINISHED	1,080		37.38	40,373
B	BAS	L	BASE AREA	1,080	1972	196.79	212,537
C	AGR	N	ATT GARAGE	352		71.55	25,186
	F11	O	FPL 1S 1OP	1		8,219.70	8,220
	FIX	O	XTRA FIXTURES	3		2,183.23	6,550

TOTAL RCN	300,223
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$237,200