

Key: 5649

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.791

LEGAL

CURRENT OWNER			PARCEL ID			LOCATION		
HELMUTH PAUL A SR & LYNNE ANN HELMUTH 73 MONUMENT NECK ROAD BOURNE, MA 02532-4111			26.4-5-0			73 MONUMENT NECK RD		
TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)		
			10/28/1991	QS	125,000	7730-83		

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-23-379	06/22/2023	3	ALT/RENO	8,000				
		3	ALT/RENO		01/12/2023	TL	100	100

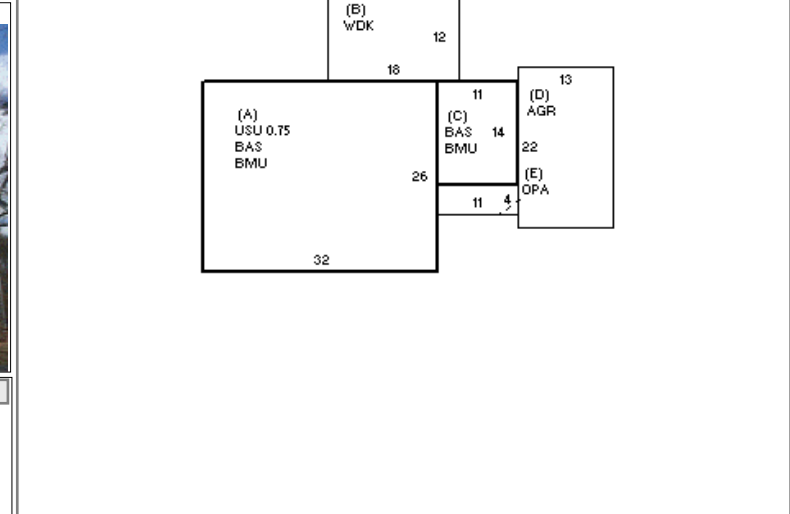
LAND

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	260,900	226,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>461,400</b>	<b>403,400</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/12/2023	TL
MODEL	1		RESIDENTIAL	LIST	1/12/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	1/12/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1972	SIZE ADJ	1.020
NET AREA	986	DETAIL ADJ	1.000
\$NLA(RCN)	\$344	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.75	1.00	
ROOMS	6	1.00	
BEDROOMS	4	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	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	35	WW-VINYL	1.00
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
+	BMU	N	BSMT UNFINISHED	986		40.54	39,974
+	BAS	L	BASE AREA	986	1972	220.47	217,388
A	USU	N	UPPER STORY UNF	624		51.46	32,110
B	WDK	N	WOOD DECK	216		28.79	6,219
D	AGR	N	ATT GARAGE	286		77.60	22,194
E	OPA	N	OPEN PORCH	44		90.59	3,986
	F21	O	FPL 2S 1OP	1		9,793.80	9,794
	FIX	O	XTRA FIXTURES	3		2,367.77	7,103

TOTAL RCN	338,768	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$260,900	