

Key: 5652

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.793

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
KANGAS RICHARD D & SALLY A TRS THE KANGAS FAMILY TRUST 79 MONUMENT NECK ROAD BOURNE, MA 02532		26.4-8-0		79 MONUMENT NECK RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
KANGAS RICHARD D & SALLY KANGAS RICHARD D &		10/24/2019 05/31/1995	F QS	133,000	32405-143 9688-296

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 %
18888	10/15/2018	15	INSULATE/WEA	3,389			100 100
15474	06/15/2015	14	SOLAR				100 100
200750	11/30/2000	4	DETACH.STRUC	19,000	12/27/2001	TL	100 100
970527	10/16/1997	3	ALT/RENO	10,000	04/30/1998	JS	100 100
900299	06/08/1990	9	DECK	950	11/15/1991	HS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	29,635	7	1.00	100	1.00	1.00	1.00	1.00	R04	1.15	230,140

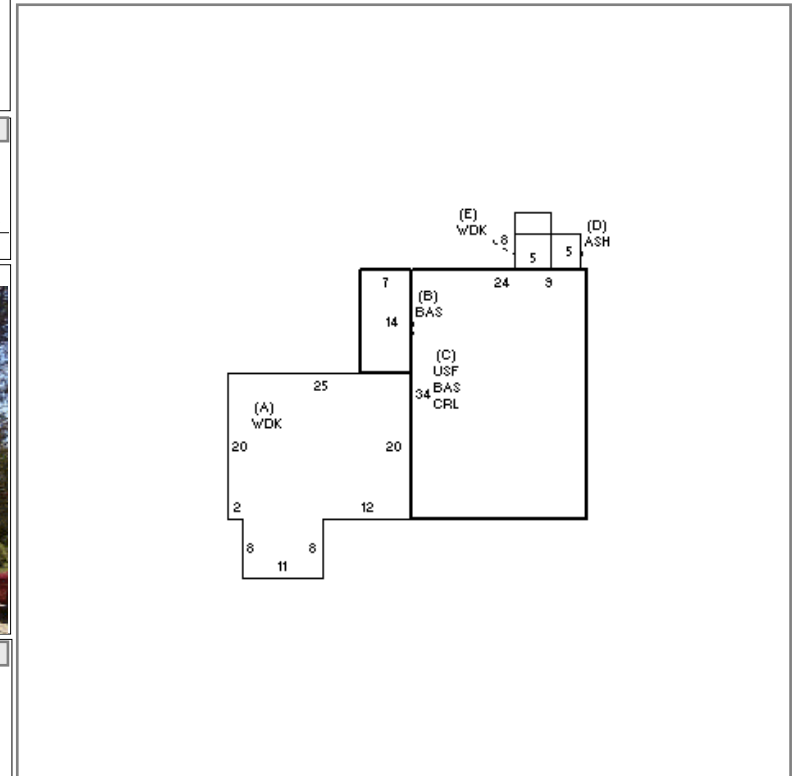
TOTAL	29,635 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	GRAY GAB	N O T E	INCLUDES PCL 7			LAND	230,100	203,700
Infl1	AVG		BUILDING	274,900	243,300			
N_Index	AVG		DETACHED	27,000	25,600			
			OTHER	0	0			
			TOTAL	532,000	472,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 10 X 10		100	16.90	1,300
BBN	G	1.20	10 0.90 24 X 26		624	45.71	25,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/5/2015	TL
MODEL	1		RESIDENTIAL	LIST	7/5/2015	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/28/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1972	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	357,011
NET AREA	1,730	DETAIL ADJ	1.000	FOUNDATION	5	OTHER	1.00	+	WDK	N	WOOD DECK	628		23.56	14,795		
\$NLA(RCN)	\$206	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	914	1972	218.71	199,904		
				ROOF SHAPE	3	GAMBREL	1.00	C	CRL	N	BSMT CRAWL	816		22.44	18,315		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	816	1972	118.73	96,884		
				FLOOR COVER	3	W/W CARPET	1.00	D	ASH	N	ATT SHED	45		27.43	1,234		
				INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,715.60	9,716		
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,348.68	9,395		
				FUEL SOURCE	2	GAS	1.00		HTB	O	HOT TUB	1		6,768.60	6,769		
				USE	0		1.00										
																EFF.YR/AGE	1996 / 26
																COND	23 23 %
																FUNC	0
																ECON	0
																DEPR	23 % GD 77
																RCNLD	\$274,900