

Key: 5748

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.891

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | | LOCATION | |
|--|--|------------|----|------------------|--------------|
| BANKSTON JONATHAN F & HEATHER R BANKSTON P O BOX 885 MONUMENT BEACH, MA 02553-0885 | | 27.0-65-0 | | 80 OFF COUNTY RD | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) |
| BANKSTON JONATHAN F & COX JUDITH E | | 08/04/1999 | QS | 98,500 | (154228) |
| | | 10/08/1987 | XX | | 919-72 |

| 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 % |
| PL-22-238 | 08/08/2022 | 3 | ALT/RENO | 18,000 | 03/15/2023 | SL | 100 100 |
| B-22-15 | 04/15/2022 | 3 | ALT/RENO | 13,999 | 03/15/2023 | SL | 100 100 |
| B-22-50 | 03/29/2022 | 3 | ALT/RENO | 200,000 | 03/15/2023 | SL | 100 100 |
| EXB-22-52 | 02/04/2022 | 3 | ALT/RENO | 58,000 | 03/15/2023 | SL | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 40,000 | 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.00 | A | 1.00 | R04 | 0.90 | | 194,750 |
| 300 | A | 0.592 | 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 14,670 | 1.00 | A | 1.00 | R04 | 0.90 | | 8,680 |

| TOTAL | 1.510 Acres | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-------------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd | BOURNE | NOTE | LAND | 203,400 | 200,000 | BUILDING | 274,900 | 195,000 |
| Infl1 | AVG | | DETACHED | 42,800 | 34,700 | OTHER | 0 | 0 |
| N_Index | AVG | | TOTAL | 521,100 | 429,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|------|-------|-----------|--------|
| SHF | A | 1.00 | 50 0.50 6 X 10 | | | 0.00 | |
| SHF | A | 1.00 | 50 0.50 5 X 5 | | | 0.00 | |
| SHF | A | 1.00 | 50 0.50 8 X 8 | | | 0.00 | |
| BBN | V | 1.30 | 10 0.90 30 X 30 | 2011 | 900 | 45.02 | 36,500 |
| WDK | A | 1.00 | 10 0.90 19 X 20 | | 380 | 18.30 | 6,300 |



| BLDG COMMENTS | |
|---------------|--|
|---------------|--|

| BUILDING | CD | ADJ | DESC | MEASURE | 3/15/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/15/2023 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 7/17/2023 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1900 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|----------|-----------|---------|
| NET AREA | 1,219 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | EPA | N | ENCLOSED PORCH | 78 | | 83.48 | 6,512 |
| \$NLA(RCN) | \$237 | OVERALL | 1.010 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | BAS | L | BASE AREA | 818 | 1900 | 192.71 | 157,636 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | C | BMU | N | BSMT UNFINISHED | 401 | | 47.19 | 18,923 |
| STORIES | 1 | 1.00 | | ROOF COVER | 9 | OTHER | 1.00 | C | BAS | L | BASE AREA | 401 | 2001 | 192.71 | 77,277 |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 2 | SOFTWOOD | 1.02 | D | WDK | N | WOOD DECK | 314 | | 21.90 | 6,876 |
| BEDROOMS | 4 | 1.00 | | INT. FINISH | 1 | PLASTER | 1.00 | E | ENT | N | ENCLOSED ENTRY | 48 | | 86.67 | 4,160 |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 | F | OPA | N | OPEN PORCH | 45 | | 83.54 | 3,759 |
| FIXTURES | 6 | 1.00 | | FUEL SOURCE | 1 | OIL | 1.00 | CPC | O | CAPE CELLAR | 1 | | 3,871.00 | 3,871 | |
| GARAGE CAPACITY | 0 | 1.00 | | USE | 0 | | 1.00 | F11 | O | FPL 1S 1OP | 1 | | 8,219.70 | 8,220 | |
| % BSMT FINISH | 0 | 1.00 | | | | | | FIX | O | XTRA FIXTURES | 1 | | 2,183.60 | 2,184 | |
| # OF HALF BATHS | 0 | 1.00 | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | |

| TOTAL RCN | 289,417 |
|----------------|-----------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | U |
| ELECT | U |
| EFF.YR/AGE | 2014 / 8 |
| COND | 5 5 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 5 % GD 95 |
| RCNLD | \$274,900 |

