

Key: 6342

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.497

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION			
GONSALVES RUSSELL S SR & EKATARINA KUMBATIADIS PO BOX 541 SAGAMORE, MA 02561		30.4-14-0		2 WORCESTER AVE			
		TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
		GONSALVES RUSSELL S SR & GONSALVES RUSSELL & WALSH CATHERINE A		11/17/2017 03/24/2017 05/02/1997	F O F	100 195,000 100	30907-304 30373-213 10730-236

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	%
19478	05/29/2019	6	FENCE	2,000	05/31/2019	TL	100	100
18330	04/25/2018	1	NEW CONSTRUC	262,000	05/31/2019	TL	100	100
18259	04/05/2018	5	DEMOLITIONS	7,500	05/08/2018	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	2,720 9	1.00	100	1.00	459,615	10.73	A	1.00	BGD	1.95	307,890

TOTAL	2,701 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	307,900	300,400
Infl1	AVG		BUILDING	398,400	356,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	706,300	656,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/24/2019	TL
MODEL	1		RESIDENTIAL	LIST	5/24/2019	TL
STYLE	5	1.00	COLONIAL [100%]			
QUALITY	G	1.10	GOOD [100%]	REVIEW		
FRAME	1	1.00	WOOD FRAME [100%]			

25

(A)  
USF  
BAS  
BMU

36

(B) OPA 7	(C) WDK OPA 7	(D) OPA 7
6	13	6

YEAR BLT	2018	SIZE ADJ	1.010
NET AREA	1,800	DETAIL ADJ	1.000
\$NLA(RCN)	\$224	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	4	1.00	
BEDROOMS	3	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	0	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	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	900		43.35	39,013
A	BAS	L	BASE AREA	900	2018	235.74	212,165
A	USF	L	UPPER STORY FIN	900	2018	127.97	115,174
+	OPA	N	OPEN PORCH	175		77.70	13,597
C	WDK	N	WOOD DECK	91		52.31	4,760
	FIX	O	XTRA FIXTURES	7		2,531.57	17,721

TOTAL RCN	402.430
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$398,400