

Key: 6350

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.505

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
DONATO FRANK & CARLENE DONATO TR BOURNE NOM TR 1231-2 WASHINGTON STREET WEST NEWTON, MA 02465				30.4-22-0				14 LESTER AVE			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DONATO FRANK & CARLENE DO DONATO FRANK A &				12/30/2008	F XX		10 23342-204 01092-0518				

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	%
19910	09/30/2019	3	ALT/RENO	60,267	06/16/2020	RP	100	100
950194	04/26/1995	6	FENCE	500	11/13/1996	JC	100	100

LAND

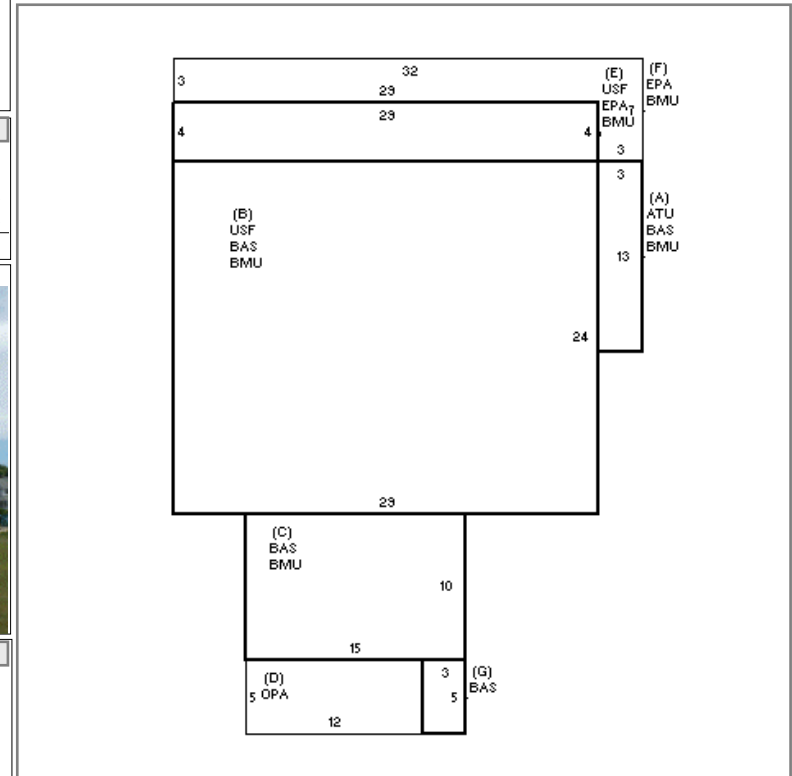
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,846 9		1.00	100 1.00	1,508,480	2.91	A	1.00	BSP	6.40	1,092,120

TOTAL	10,860 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE combined w/map 30.4 pcl 22.1	LAND	1,092,100	966,600			
Infl1	AVG		BUILDING	274,400	242,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,366,500	1,209,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



DETACHED

BUILDING	CD	ADJ	DESC	MEASURE	6/15/2020	RP
MODEL	1		RESIDENTIAL	LIST	6/15/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	351,749
NET AREA	1,712	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,109		37.93	42,070	CONDITION ELEM	CD
\$NLA(RCN)	\$205	OVERALL	1.030	EXT COVER	1	WOOD SHINGLE	1.02	+	ATU	N	ATTIC UNF	39		43.96	1,714	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	812	1900	111.99	90,935	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	OPA	N	OPEN PORCH	60		79.72	4,783	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	EPA	N	ENCLOSED PORCH	224		67.86	15,201	BATHS	A
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	900	1900	206.30	185,667	HEAT	A
				HEATING/COOLING	4	STEAM	0.99	F21	O	FPL 2S 1OP	1		9,164.00	9,164	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	1		2,215.80	2,216			
				USE	0		1.00										
				CAPACITY		UNITS	ADJ										
STORIES		2	1.00														
ROOMS		7	1.00														
BEDROOMS		5	1.00														
BATHROOMS		1	1.00														
FIXTURES		6	1.00														
GARAGE CAPACITY		0	1.00														
% BSMT FINISH		0	1.00														
# OF HALF BATHS		0	1.00														
# OF UNITS		1	1.00														
																EFF.YR/AGE	1997 / 25
																COND	22 22 %
																FUNC	0
																ECON	0
																DEPR	22 % GD 78
																RCNLD	\$274,400