

Key: 6356

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 6.509

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
MANSON ROBERT L & MARY JO MANSON PO BOX 226 MONUMENT BEACH, MA 02553		30.4-26-0		1 MONUMENT AVE	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MANSON ROBERT L & TENAGLIA GENE T TR OF THE TENAGLIA ARTHUR V &		11/18/2022	QS	675,000	35495-308
		10/09/2001	A	14310-139	01435-0455

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-23-82	03/06/2023	3	ALT/RENO	24,000	06/13/2023	TL	50 0
EXB-22-765	11/22/2022	15	INSULATE/WEA	1,051			100 100
07450	07/30/2007	6	FENCE	3,000	03/21/2008	TL	100 100
02239	04/23/2002	9	DECK	15,200	10/21/2002	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	2,900 9	1.00	100	1.00	100	1.00	459,615	10.08	A	1.00	BGD 1.95	308,440

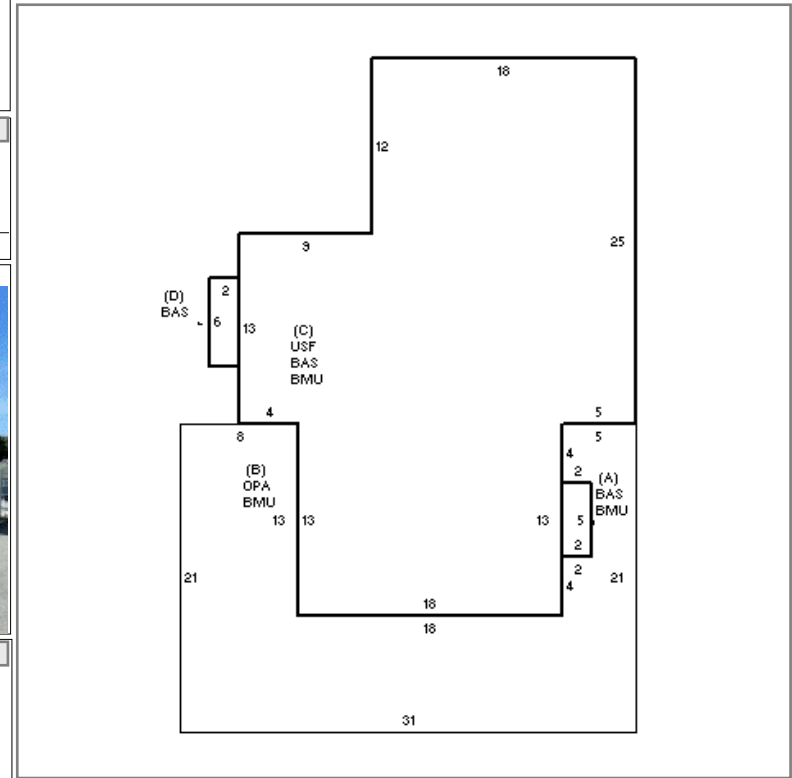
TOTAL	2,919 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE Great view	LAND	308,400	301,000			
Infl1	AVG		BUILDING	323,600	286,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		632,000	587,400			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/4/2022	RP
MODEL	1		RESIDENTIAL	LIST	2/4/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	6/13/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,624	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$262	OVERALL	1.260	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY				ROOF SHAPE	3	GAMBREL	1.00
STORIES	2	UNITS	1.00	ROOF COVER	1	ASP/COMP SHIN	1.00
ROOMS	7	ADJ	1.00	FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4		1.00	INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1		1.00	HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	8		1.00	FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	0		1.00	USE	0		1.00
% BSMT FINISH	0		1.00				
# OF HALF BATHS	1		1.00				
# OF UNITS	1		1.00				

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,218		42.69	51,994
B	OPA	N	OPEN PORCH	407		78.64	32,007
C	USF	L	UPPER STORY FIN	801	1900	143.85	115,220
+	BAS	L	BASE AREA	823	1900	264.98	218,079
	FIX	O	XTRA FIXTURES	3		2,845.73	8,537

TOTAL RCN	425,838
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0 uc
ECON	0
DEPR	24 % GD 76
RCNLD	\$323,600