

Key: 7238

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.390

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION	
MUNGAVIN EMILY J 631 WEST FALMOUTH HIGHWAY FALMOUTH, MA 02540		34.2-36-0		489 COUNTY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MUNGAVIN EMILY J		08/15/2018	QS	312,000	31464-287
DENT ELLEN		05/21/2010	QS	190,000	24568-226
THAYER ROBERT C &		10/17/1996	QS	90,000	10440-160

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 %
18976	11/01/2018	9	DECK	3,000			100 100
960533	11/01/1996	3	ALT/RENO	600	04/24/1997	JS	100 100
940333	07/25/1994	4	DETACH.STRUC	2,000	04/24/1997	JS	100 100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	11,250	9	1.00	100	1.00	100	1.00	223,915	2.81	A	1.00	R03	0.95		162,710

TOTAL	11,238 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	162,700	144,000
Infl1	AVG		LAND	243,500	215,500			
N_Index	AVG		DETACHED	11,700	11,100			
			OTHER	0	0			
						TOTAL	417,900	370,600

DETACHED

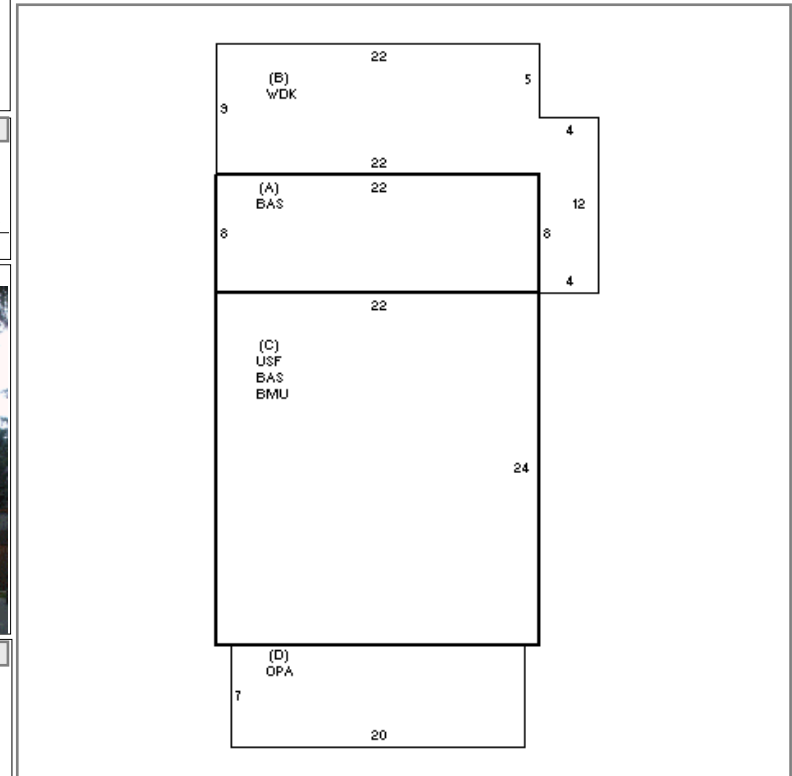
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 16 X 24		384	40.60	11,700



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/29/2008	JH
MODEL	1		RESIDENTIAL	LIST	8/29/2008	JH
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	1/11/2019	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1945	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.030

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	5	OTHER	1.00
HEATING/COOLING	4	STEAM	0.99
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	704	1945	215.65	151,816
B	WDK	N	WOOD DECK	246		27.08	6,661
C	BMU	N	BSMT UNFINISHED	528		48.12	25,409
C	USF	L	UPPER STORY FIN	528	1945	115.03	60,738
D	OPA	N	OPEN PORCH	140		71.73	10,043
	F21	O	FPL 2S 1OP	1		9,209.40	9,209
	FIX	O	XTRA FIXTURES	3		2,226.47	6,679

TOTAL RCN	270,554
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90

RCNLD \$243,500