Key: 7735

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7,891

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DONOVAN JOSEPH A & LYNN P TRS **DONOVAN INVESTMENT TRUST** **PO BOX 973** **POCASSET, MA 02559**	**37.4-15-0**	**21 PIER VIEW RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DONOVAN JOSEPH A & LYNN P	08/12/2020	F	1	33160-334
DONOVAN JOSEPH A &	06/08/2005	QS	599,990	19914-302
AUSTIN PHILIP H &	03/12/2003	X		16557-312

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-22-138	03/15/2022	3	ALT/RENO	4,115			100	100
18832	09/26/2018	15	INSULATE/WEA	100	12/03/2018	TL	100	100
17883	10/25/2017	2	ADDITIONS	173,500	12/03/2018	TL	100	100
06217	04/14/2006	9	DECK	7,300	09/15/2008	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	8,575	11 1.00	100 1.00	100 1.00	942,800	3.60	A 1.00	BGD 4.00			668,330

TOTAL	8,581 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

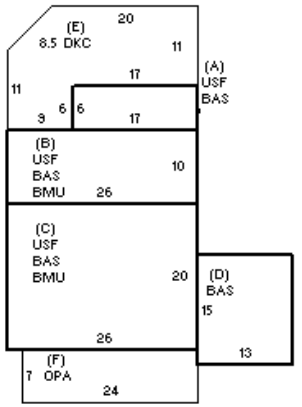
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	668,300	591,500
BUILDING	448,900	401,400
DETACHED	11,000	10,400
OTHER	0	0
TOTAL	**1,128,200**	**1,003,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	A 0.75	18 X 20		360	40.60	11,000
SHF	A 1.00	A 0.75	8X12			0.00	

PHOTO 12/06/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/27/2018	TL
LIST	12/3/2018	TL
REVIEW	12/3/2018	TL

YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,959	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	882	1930	232.47	205,038
+	USF	L	UPPER STORY FIN	362	2017	130.36	47,191
+	BMU	N	BSMT UNFINISHED	780		55.74	43,479
C	USF	L	UPPER STORY FIN	520	1930	130.36	67,789
D	BAS	L	BASE AREA	195	2017	232.47	45,331
E	DKC	N	DECK-COMPOSITE	322		76.04	24,484
F	OPA	N	OPEN PORCH	168		79.15	13,297
	F21	O	FPL 2S 1OP	1		10,667.60	10,668
	FIX	O	XTRA FIXTURES	4		2,578.80	10,315

TOTAL RCN	467,591

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U

EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	$448,900