

Key: 8863

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 9.059

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
MAHONEY JR GERALD F TRS MARION N MAHONY TRS 31 BONNYBROOK ROAD WABAN, MA 02468				42.2-4-0				39 HARBOR DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MAHONEY JR GERALD F TRS				12/17/2018	F	1	31731-270				
MAHONY GERALD F ETUX				03/28/2012	QS	920,000	26196-168				
PERKINS BARRY P &				02/28/1997	QS	290,000	10628-52				

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	%
990773	12/17/1999	6	FENCE	400			100	100
970188	04/25/1997	2	ADDITIONS	39,046	02/02/1998	JC	100	100
		13	OTHER				100	100

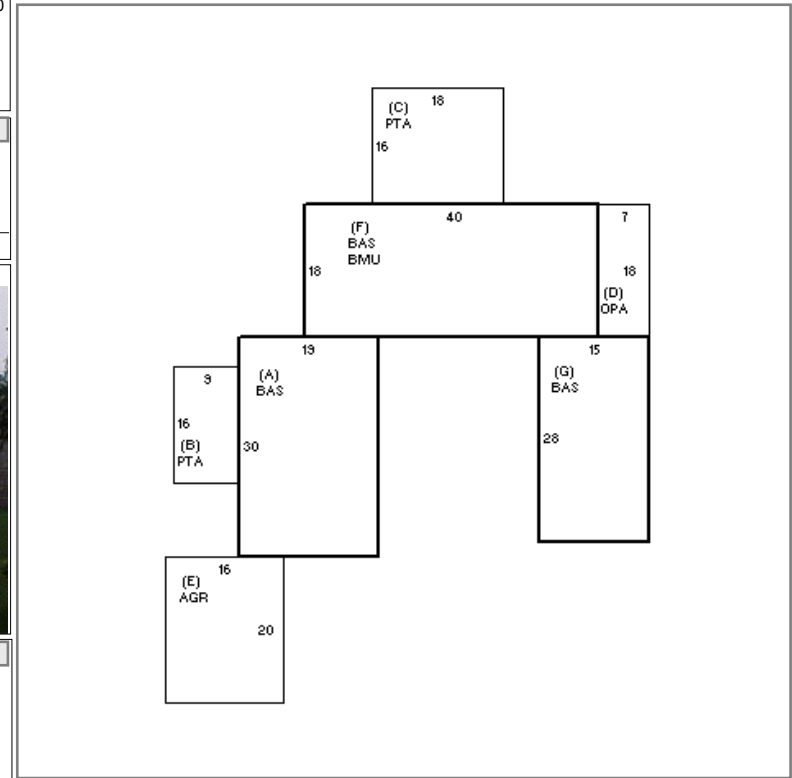
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	21,700	11	1.00	100	1,343,490	1.60	A	1.00	BEX	5.70	1,069,770
300	A	0.236	11	1.00	100	55,746	1.00	ML	0.60	BEX	5.70	13,160

TOTAL	32,017 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	N O T E	UPLAND = 21,700			LAND	1,082,900	1,028,300
Infl1	AVG		WETLAND = 10,317			BUILDING	395,700	350,200
N_Index	AVG		DETACHED	0	0	OTHER	0	0
						TOTAL	1,478,600	1,378,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	11/8/2023	SL
MODEL	1		RESIDENTIAL	LIST	11/8/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/8/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1969	SIZE ADJ	1.010
NET AREA	1,710	DETAIL ADJ	1.000
\$NLA(RCN)	\$257	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	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	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	1	HARDWOOD	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	1,710	1969	195.34	334,039
+	PTA	N	PATIO	432		15.00	6,479
D	OPA	N	OPEN PORCH	126		75.67	9,535
E	AGR	N	ATT GARAGE	320		76.98	24,634
F	BMU	N	BSMT UNFINISHED	720		50.77	36,553
	BMG	O	BSMT GARAGE	1		7,861.60	7,862
	F11	O	FPL 1S 1OP	1		8,843.20	8,843
	FIX	O	XTRA FIXTURES	5		2,348.78	11,744

TOTAL RCN	439,688	
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	\$395,700	