

Key: 1231

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.240

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CARROLL THERESA TRS 107 WILLISTON RD RLT Y TRUST 107 WILLISTON RD SAGAMORE BEACH, MA 02562				7.0-45-0				107 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CARROLL THERESA TRS				11/13/2020	F	1	33464-183				
CARROLL THERESA				09/17/2007	O	170,000	22340-31				
MILLER JAY W				04/20/2007	L	200,000	21958-276				

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 %
09322	07/15/2009	3	ALT/RENO	5,000			100 100
07647	10/22/2007	1	NEW CONSTRUC	214,220	07/03/2008	DB	100 100
07349	06/20/2007	5	DEMOLITIONS	5,600	03/04/2008	TL	100 100
07040	01/30/2007	5	DEMOLITIONS	5,000	03/04/2008	TL	100 100
01309	05/31/2001	6	FENCE	1,800	05/07/2001	EB	100 100

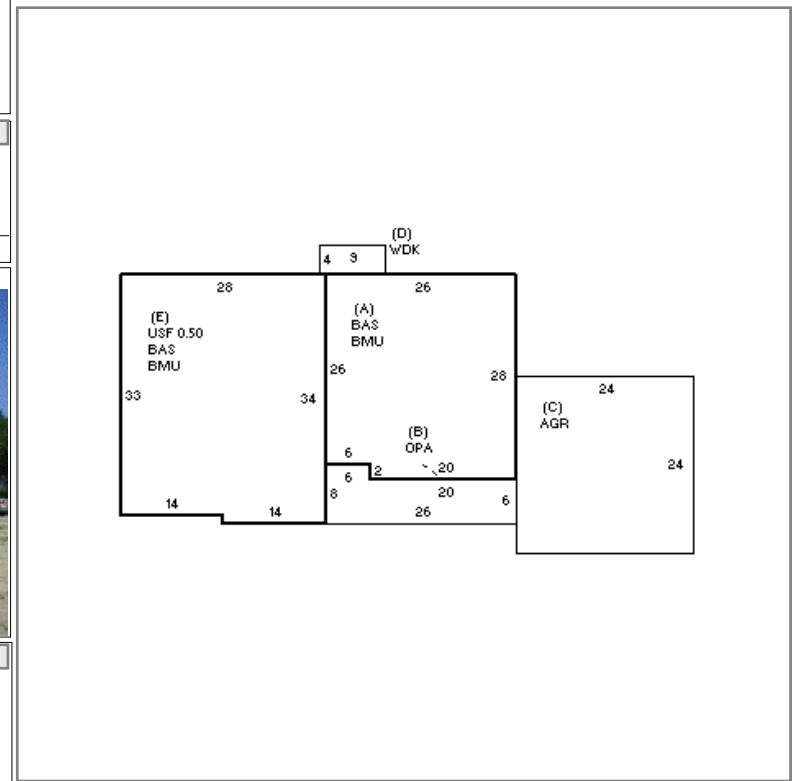
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	22,090	1	1.00	100	1.00	100	1.00	259,270	1.58	A	1.00	R04	1.10			207,120

TOTAL	22,090 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	207,100	183,300			
Infl1	AVG		BUILDING	442,400	395,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
TOTAL				649,500	579,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/20/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/23/2010	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	2007	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	475.651		
NET AREA	2,123	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,654		30.35	50,201	CONDITION ELEM	CD		
\$NLA(RCN)	\$224	OVERALL	0.970	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,654	2007	184.82	305,687	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	168		66.90	11,239	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	576		63.26	36,440	KITCHEN	G		
				FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	36		64.88	2,336	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00	E	USF	L	UPPER STORY FIN	469	2007	112.63	52,823	HEAT	A		
				HEATING/COOLING	1	FORCED AIR	1.00	F11	O	FPL 1S 1OP	1		8,207.20	8,207	ELECT	A			
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	4		2,179.75	8,719					
				USE	0		1.00												
																		EFF.YR/AGE	2012 / 10
																		COND	7.7 %
																		FUNC	0
																		ECON	0
																		DEPR	7 % GD 93
																		RCNLD	\$442,400