

Key: 1238

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.247

LEG  
AL  
LAND

CURRENT OWNER				PARCEL ID				LOCATION			
HANNA DANA W & LUANN HANNA 274 WILLISTON RD SAGAMORE BEACH, MA 02562				7.0-48-0				274 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HANNA DANA W & GHANTOUS EDMOND S &				07/23/2020	O	460,000	33099-146				
				06/01/1979	N		2926-290				


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-23-341	05/31/2023	14	SOLAR	10,000			100	100
SR-22-36	08/15/2022	4	DETACH.STRUC	6,000	11/18/2022	TL	100	100
B-22-156	05/10/2022	3	ALT/RENO	16,800	11/18/2022	TL	100	100
B-20-344	02/24/2021	1	NEW CONSTRUC	650,000	11/18/2022	TL	100	100
SS22-1238		11	SPLITS/SUBS		12/30/2020		100	100

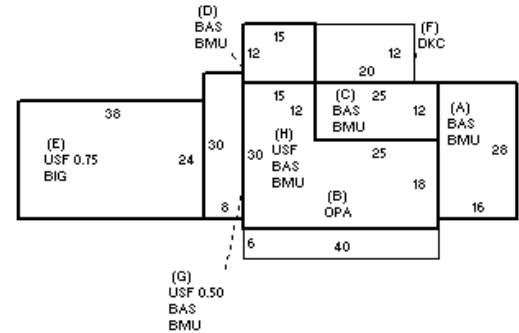
DE  
TAC  
HE  
D

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	1	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00	R04	1.10		238,030
300	A	1.752	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10		31,410
325	A	0.230	1	1.00	100	1.00	100	1.00	6,270	1.00	A	1.00	R04	1.10		1,440

B  
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G

TOTAL	2.898 Acres		ZONING	1	FRNT	36	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		N O T E	Per Plan bk 686 page 67 - 110,127 square feet of upland and 10,109 sqft of wetlands.			LAND	270,900	239,700
Infl1	AVG			BUILDING	850,800	416,600			
N_Index	AVG			DETACHED	2,300	0			
				OTHER	0	0	TOTAL	1,124,000	656,300

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	11/18/2022
SHF	A	1.00	10 0.90	10 X 16	2022	160	15.95	2,300	



BUILDING	CD	ADJ	DESC	MEASURE	1/20/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/23/2023	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	1/23/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2021	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	850,770
NET AREA	3,772	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,068		33.79	69,887		
\$NLA(RCN)	\$226	OVERALL	1.080	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	2,068	2021	202.13	418,011		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	240		69.22	16,613		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	E	BIG	N	BUILT-IN GARAGE	912		82.32	75,076		
				FLOOR COVER	5	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,704	2021	122.28	208,363		
				INT. FINISH	1	PLASTER	1.00	F	DKC	N	DECK-COMPOSITE	240		73.85	17,723		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	FIX	O	XTRA FIXTURES	15			2,504.67	37,570		
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			7,527.20	7,527		
				USE	0		1.00										

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

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$850,800
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