Key: 1306

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,313

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GILPIN WILLIAM J &	7.0-117-0	30 DEACONS LN
PAULA K GILPIN		
30 DEACONS LANE		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GILPIN WILLIAM J &	10/27/1987	XX		6055-84

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	%
11569-B	10/17/2013	3	ALT/RENO		10/20/2014	TL	100	100
11569	09/26/2011	2	ADDITIONS	10,000	10/20/2014	TL	100	100
10649	11/01/2010	10	WOODSTOVE	3,500	12/09/2010		100	100
980371	07/01/1998	4	DETACH.STRUC	1,500	01/19/1999	JS	100	100
920386	07/20/1992	4	DETACH.STRUC	875	02/10/1993	JS	100	100

LAND

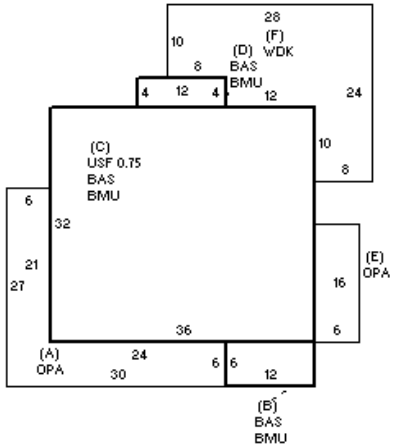
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,394	1 1.00	100 1.00	100 1.00	259,270	1.68	A 1.00	R04 1.10			204,190

TOTAL	20,386 SF	ZONING	1	FRNT	125

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	204,200	180,700
BUILDING	412,900	370,000
DETACHED	11,900	11,900
OTHER	0	0
TOTAL	**629,000**	**562,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	12 X 12	1992	144	16.42	1,200
IPG	A 1.00	50 0.50	18 X 36	1992	648	26.10	8,500
SHF	A 1.00	50 0.50	10 X 16	1998	160	15.95	1,300
PTD	A 1.00	30 0.70	16 X 20		320	4.00	900

PHOTO 07/22/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2021	NMP
LIST	10/20/2014	TL
REVIEW	10/20/2014	TL

YEAR BLT	1988	SIZE ADJ	1.005
NET AREA	2,136	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	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	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	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	402		67.69	27,213
+	BMU	N	BSMT UNFINISHED	1,272		36.75	46,740
+	BAS	L	BASE AREA	1,272	1988	216.22	275,033
C	USF	L	UPPER STORY FIN	864	1988	123.82	106,982
F	WDK	N	WOOD DECK	440		24.57	10,810
	BMF	N	BSMT FINISH	798		50.40	40,216
	F21	O	FPL 2S 1OP	1		10,132.30	10,132
	FIX	O	XTRA FIXTURES	5		2,449.52	12,248

TOTAL RCN	529,375

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$412,900