

Key: 1307

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.314

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
YALDEN MARSHA M 40 DEACONS LN SAGAMORE BEACH, MA 02562				7.0-118-0				40 DEACONS LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
YALDEN MARSHA M				05/26/2017	F	1	30513-350				
HENRICH CYNTHIA S TR				08/07/2013	F	100	27605-246				
SIMMONS BRADFORD G				12/20/2004	QS	449,900	19364-116				

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 %
20169	02/20/2020	3	ALT/RENO	7,000			100 100
13710	10/11/2013	10	WOODSTOVE				100 100
990748	12/06/1999	1	NEW CONSTRUC	136,000	04/04/2001	TL	100 100

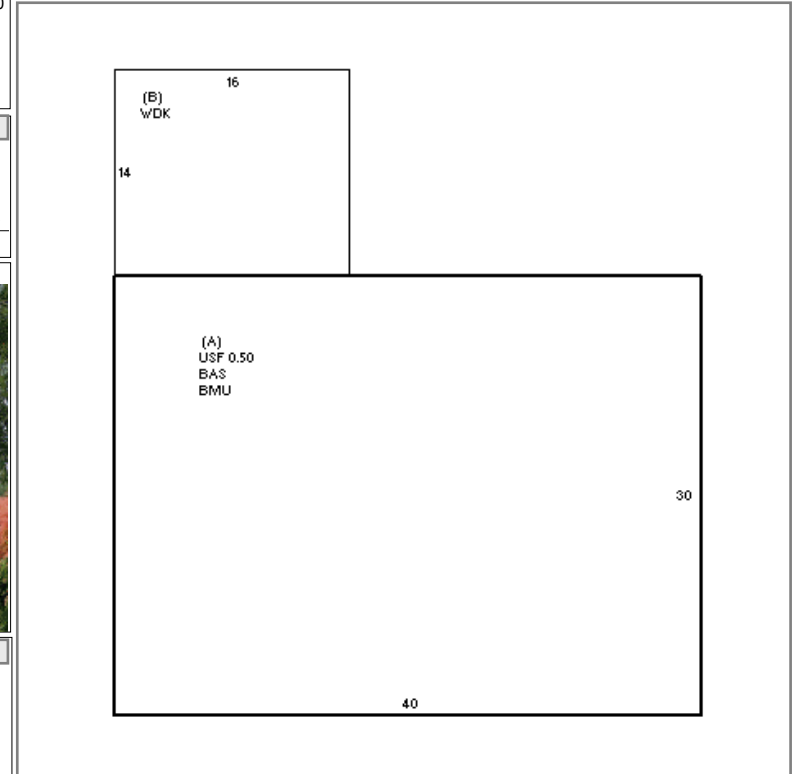
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	1	1.00	100	1.00	100	1.00	259,270	1.00	A	1.00 R04 1.10	238,030
300	A	0.256	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00 R04 1.10	4,590

TOTAL	1.174 Acres	ZONING	1	FRNT	186	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	POND & WETLANDS LOT 4 Also frontage on Williston Rd			LAND	242,600	214,700
Infl1	AVG		BUILDING	394,100	352,500			
N_Index	AVG		DETACHED	29,200	27,800			
			OTHER	0	0			
			<b>TOTAL</b>	<b>665,900</b>	<b>595,000</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GFL	A	1.00	10 0.90 28X26	2000	728	44.60	29,200



BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	NMP
MODEL	1		RESIDENTIAL	LIST	3/29/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	1/26/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	1.010
NET AREA	1,800	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.100
CAPACITY		UNITS	ADJ
STORIES		1.5	1.00
ROOMS		4	1.00
BEDROOMS		2	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		0	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	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,200		42.54	51,046
A	BAS	L	BASE AREA	1,200	2000	223.94	268,725
A	USF	L	UPPER STORY FIN	600	2000	128.36	77,016
B	WDK	N	WOOD DECK	224		30.21	6,767
	F21	O	FPL 2S 1OP	1		10,276.10	10,276
	FIX	O	XTRA FIXTURES	4		2,484.18	9,937

TOTAL RCN	423,767
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2012 / 10
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$394,100