

Key: 1309

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.315

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PRATT LYNNE C & ROBERT A 2 CUNNINGHAM ROAD SAGAMORE BEACH, MA 02562				7.0-120-0				2 CUNNINGHAM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PRATT LYNNE C & ROBERT A				10/25/2018	QS	515,000	31619-20				
ABAIR KENNETH E				06/09/2005	QS	489,900	19919-94				
KIERNAN BRENDAN				11/10/2004	P	185,000	19231-341				

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	%
14339	05/12/2014	15	INSULATE/WEA	2,400	08/13/2014		100	100
04758	10/15/2004	1	NEW CONSTRUC	160,000	07/11/2005	TL	100	100

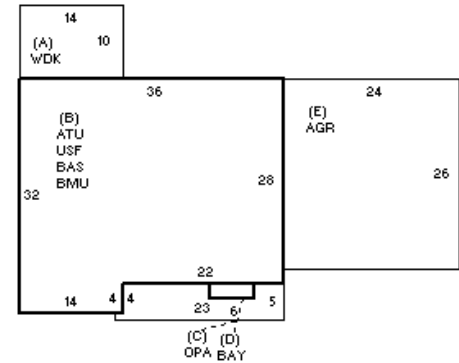
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	19,671	1	1.00	100	1.00	100	1.00	259,270	1.73	A	1.00	R04	1.10			202,940

TOTAL	19,689 SF	ZONING	1	FRNT	92	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Old Plymouth Rd	LAND	202,900	179,600			
Infl1	AVG		BUILDING	482,100	431,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	685,000	611,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	NMP
MODEL	1		RESIDENTIAL	LIST	8/14/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	8/14/2019	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2005	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,140	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	WDK	N	WOOD DECK	140		46.28	6,480
\$NLA(RCN)	\$259	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	1,064		42.71	45,446
				ROOF SHAPE	2	HIP	1.02	B	BAS	L	BASE AREA	1,064	2005	224.86	239,246
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	1,064	2005	121.78	129,575
				FLOOR COVER	1	HARDWOOD	1.02	B	ATU	N	ATTIC UNF	1,064		46.78	49,772
				INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	111		80.37	8,921
				HEATING/COOLING	11	HT WATER CL AIR	1.05	D	BAY	L	BAYWINDOW	12	2005	212.11	2,545
				FUEL SOURCE	2	GAS	1.00	E	AGR	N	ATT GARAGE	624		68.09	42,491
				USE	0		1.00		FIX	O	XTRA FIXTURES	6		2,494.53	14,967
									GFP	O	GAS FIREPLACE	1		7,496.50	7,497
									WPL	O	WHIRLPOOL	1		7,190.80	7,191

TOTAL RCN	554,130
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2006 / 16
COND	13 13 %
FUNC	0
ECON	0
DEPR	13 % GD 87
RCNLD	\$482,100