Key: 14420

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,625

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KNOWLAND ANDREW R JR &	7.0-133-0	4 CLARK RD
MARIJANE TUOHY		
PO BOX 97		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KNOWLAND ANDREW R JR &	12/20/2019	QS	530,000	32567-30
WATSON NEALE WHEELER & LA	03/14/2019	F	100	31887-299
WATSON NEALE WHEELER	11/18/2002	QS	399,900	15931-276

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

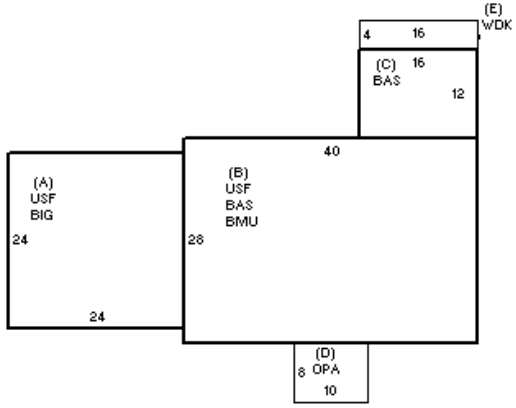
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-21-814	11/08/2021	14	SOLAR	36,420			100	100
09139	04/15/2009	2	ADDITIONS	10,000	09/21/2009	TL	100	100
02396	06/14/2002	1	NEW CONSTRUC	250,000	12/18/2002	TL	100	100

LAND

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	0.082	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10			1,470

TOTAL	43,560 SF	ZONING		FRNT	132
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	239,500	212,000
BUILDING	506,700	448,300
DETACHED	0	0
OTHER	0	0
TOTAL	**746,200**	**660,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/02/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	3/15/2017	EST
REVIEW	7/2/2020	TL

YEAR BLT	2002	SIZE ADJ	0.995
NET AREA	3,008	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BIG	N	BUILT-IN GARAGE	576		85.03	48,979
+	USF	L	UPPER STORY FIN	1,696	2002	112.76	191,239
B	BMU	N	BSMT UNFINISHED	1,120		39.55	44,294
B	BAS	L	BASE AREA	1,120	2002	203.88	228,341
C	BAS	L	BASE AREA	192	2009	203.88	39,145
D	OPA	N	OPEN PORCH	80		77.94	6,235
E	WDK	N	WOOD DECK	64		58.21	3,725
	FIX	O	XTRA FIXTURES	6		2,309.73	13,858
	GFP	O	GAS FIREPLACE	1		6,941.10	6,941
	JAC	O	JACUZZI	1		13,318.30	13,318

TOTAL RCN	596,076

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

EFF.YR/AGE	2004 / 18		
COND	15	15 %	
FUNC	0		
ECON	0		
DEPR	15	% GD	85
RCNLD			$506,700