

Key: 14799

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.703

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
EVANS PAUL W TRS & MEGAN C TYRRELL TRS 24 HARLOW FARM RD SAGAMORE BEACH, MA 02562		3.0-218-0		24 HARLOW FARM RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
EVANS PAUL W TRS & MEGAN C TYRRELL TRS		04/28/2021	A	900,000	34057-173
EVANS PAUL W TRS & MEGAN C TYRRELL TRS		10/14/2020	QS	900,000	33360-139
EVANS PAUL W TRS & MEGAN C TYRRELL TRS		10/14/2020	F	100	33360-134

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-386	06/22/2023	14	SOLAR	68,450			100 100
B-22-130	02/15/2023	3	ALT/RENO	83,000	07/24/2023	TL	100 100
B-21-157	04/19/2021	2	ADDITIONS	135,000	03/25/2022	TL	100 100
EXB-21-80	02/04/2021	15	INSULATE/WEA	8,281			100 100
		12	CYCLICAL		11/21/2017	TL	100 100

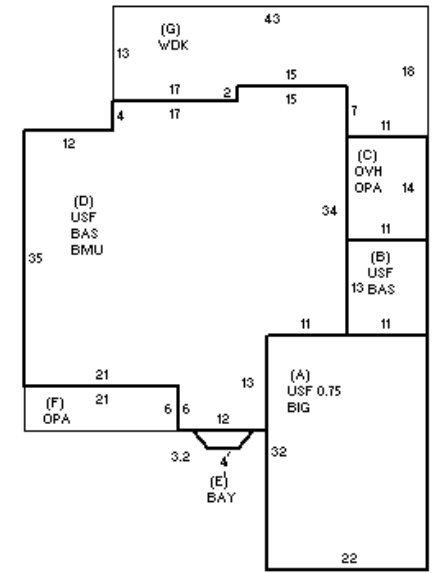
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	238,030
300	A	0.012	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	220

TOTAL	40,467 SF	ZONING	1	FRNT	109	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	Also frontage on Meghan's Way			LAND	238,300	210,900
Infl1	AVG		LAND	877,100	741,800			
N_Index	AVG		DETACHED	27,600	35,800			
			OTHER	184,200	163,000			
			TOTAL	1,327,200	1,151,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
IPG	V	1.30	10 0.90	18 X 40	2007	720	33.44	21,700
PTD	V	1.30	10 0.90			1,432	4.58	5,900



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	6/22/2022	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	7/24/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2002	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,008,166
NET AREA	4,369	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	704		91.89	64,692		
\$NLA(RCN)	\$231	OVERALL	1.150	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	2,364	2002	107.96	255,207		
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,836	2002	220.69	405,189		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	280		73.33	20,533		
				FLOOR COVER	1	HARDWOOD	1.02	C	OVH	L	OVERHANG	154	2002	225.65	34,750		
				INT. FINISH	2	DRYWALL	1.00	D	BMU	N	BSMT UNFINISHED	1,693		36.95	62,552		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	BAY	L	BAYWINDOW	15	2002	225.69	3,385		
				FUEL SOURCE	2	GAS	1.00	G	WDK	N	WOOD DECK	584		26.61	15,543		
				USE	0		1.00	BGF	N	BSMT GOOD FINIS	1,416		48.71	68,980			
								F21	O	FPL 2S 1OP	1		10,976.20	10,976			
								FIX	O	XTRA FIXTURES	14		2,653.50	37,149			
								JAC	O	JACUZZI	1		15,301.20	15,301			
								KIT	O	EXTRA KITCHEN	1		6,258.80	6,259			
								WPL	O	WHIRLPOOL	1		7,649.30	7,649			

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
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	\$877,100
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TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD
1010	100	SINGLE FAMILY				2	2 of 2
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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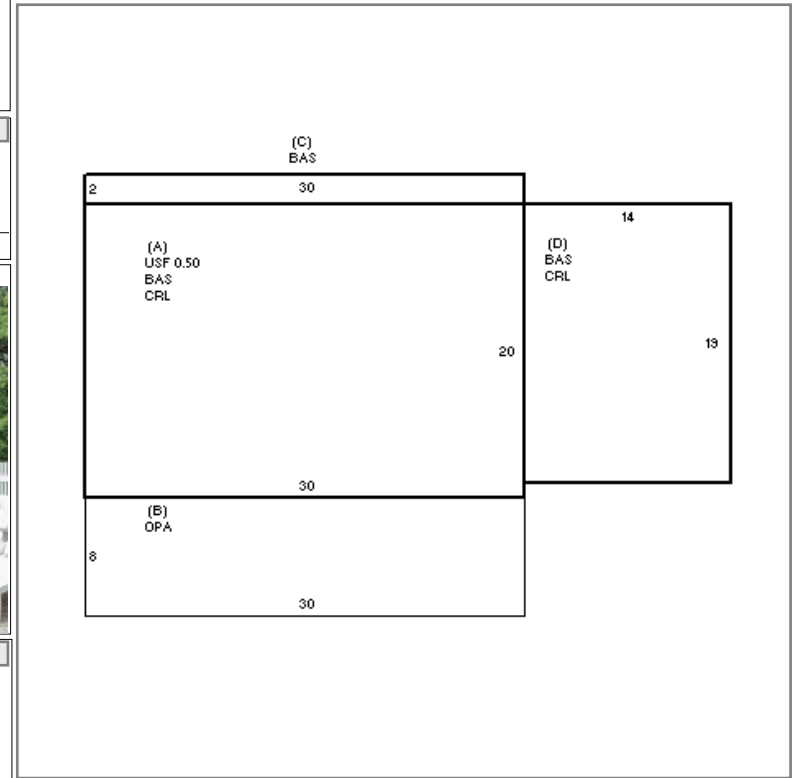
TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	184,200	
Infl1			BUILDING		
N_Index			DETACHED		
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	3/25/2022	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW	8/29/2022	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2006	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	202,458															
NET AREA	1,226	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	CRL	N	BSMT CRAWL	866		15.90	13,773																	
\$NLA(RCN)	\$165	OVERALL	0.700	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	300	2006	86.00	25,799																	
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	240		46.00	11,039																	
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	660	2006	154.98	102,290																	
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	266	2021	154.98	41,226																	
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	2		1,664.30	3,329																	
				HEATING/COOLING	5	ELECTRIC BB	0.98		GFP	O	GAS FIREPLACE	1		5,001.90	5,002																	
				FUEL SOURCE	3	ELECTRIC	1.00																									
				USE	0		1.00																									
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