Key: 14800

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,705

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
STANTON MAUREEN E & THOMAS L TRS TBT IRREVOCABLE TRUST 26 HARLOW FARM RD SAGAMORE BEACH, MA 02562	3.0-219-0	26 HARLOW FARM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
STANTON MAUREEN E & THOMA	12/21/2012	F	1	26973-128
STANTON MAUREEN E & THOMA	12/17/2010	F		25101-231
STANTON THOMAS L ETUX	09/30/2009	QS	485,000	24066-252

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-23-639	10/12/2023	3	ALT/RENO	7,172			100	100
		12	CYCLICAL		06/16/2017	BC	100	100
03164	04/01/2003	2	ADDITIONS	60,000	06/10/2004	JS	100	100
01102	03/06/2001	1	NEW CONSTRUC	150,000	12/12/2001	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	0.007	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00	R04	1.10			130

TOTAL	40,293 SF	ZONING	1	FRNT	114

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

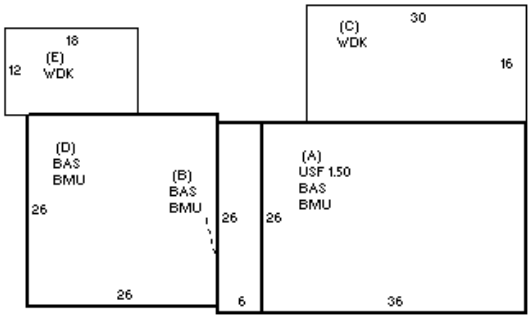
NOTE: Also frontage on Meghan's Way(abandoned street)

ASSESSED	CURRENT	PREVIOUS
LAND	238,200	210,800
BUILDING	537,700	481,500
DETACHED	0	0
OTHER	0	0
TOTAL	**775,900**	**692,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/16/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/15/2021	NMP
LIST	6/16/2017	BC
REVIEW	6/16/2017	BC

YEAR BLT	2001	SIZE ADJ	0.995
NET AREA	3,172	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	17	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	4	VINYL	1.00
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
+	BMU	N	BSMT UNFINISHED	1,768		33.15	58,605
+	BAS	L	BASE AREA	1,768	2001	197.99	350,055
A	USF	L	UPPER STORY FIN	1,404	2001	116.22	163,178
+	WDK	N	WOOD DECK	696		23.88	16,620
	BMG	O	BSMT GARAGE	2		7,968.25	15,937
	FIX	O	XTRA FIXTURES	12		2,380.63	28,568
	GFP	O	GAS FIREPLACE	1		7,154.40	7,154

TOTAL RCN 640,116

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

EFF.YR/AGE 2003 / 19

COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $537,700