

Key: 1547

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.549

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LARSON-SULLIVAN KAREN PO BOX 622 SAGAMORE BEACH, MA 02562				7.3-122-0				41 DIANDY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LARSON-SULLIVAN KAREN				09/06/2017	QS	363,000	30747-153				
FLANAGAN EMILIA P				05/14/2008	F		22906-321				
FLANAGAN JOHN J &				01/02/1991	A	1	7401-216				

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	%
910045	02/20/1991	12	CYCLICAL ADDITIONS	45,000	08/15/2018	DB	100	100
		2			03/01/1992	HS	100	100

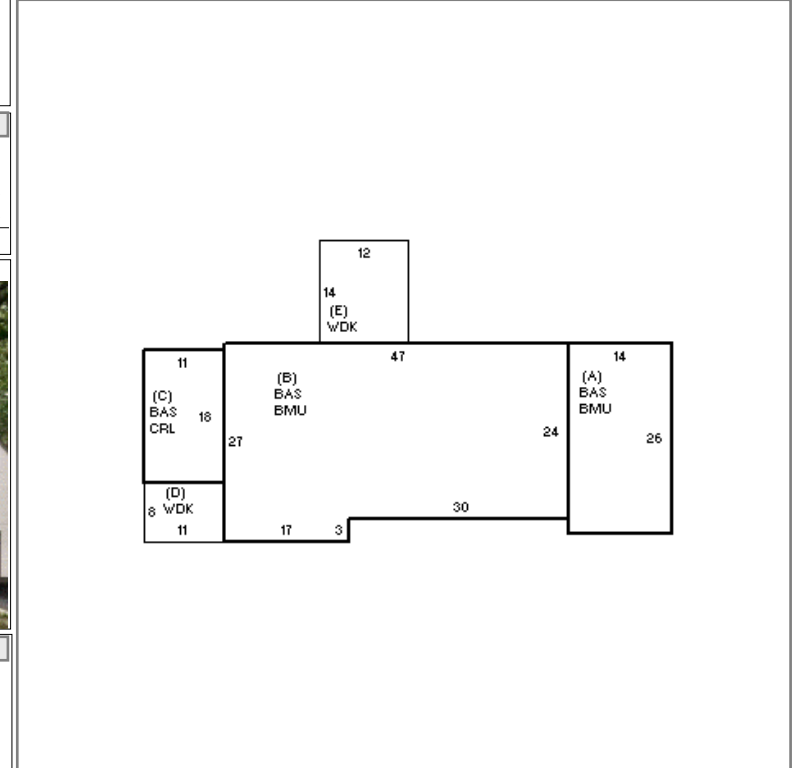
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,500	1	1.00	100	1.00	100	1.00	259,270	1.68	A	1.00	R04	1.10			204,380

TOTAL	20,517 SF	ZONING	1	FRNT	143	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	204,400	180,900			
Infl1	AVG		BUILDING	339,700	300,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>544,100</b>	<b>481,600</b>			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	8 X 10		0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	NMP
MODEL	1		RESIDENTIAL	LIST	10/24/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/15/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424.679
NET AREA	1,741	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,543		34.56	53,321	CONDITION ELEM	CD
\$NLA(RCN)	\$244	OVERALL	1.020	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,741	1984	191.59	333,555	EXTERIOR	G
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	C	CRL	N	BSMT CRAWL	198	37.06	7,337	INTERIOR	A
STORIES	1	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	256		28.01	7,172	KITCHEN	A	
ROOMS	7	1.00	FLOOR COVER	1	HARDWOOD	1.02		BMG	O	BSMT GARAGE	1		7,710.40	7,710	BATHS	A	
BEDROOMS	3	1.00	INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,673.20	8,673	HEAT	A	
BATHROOMS	2	1.00	HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	3		2,303.67	6,911	ELECT	A	
FIXTURES	8	1.00	FUEL SOURCE	1	OIL	1.00											
GARAGE CAPACITY	1	1.00	USE	0		1.00											
% BSMT FINISH	0	1.00															
# OF HALF BATHS	0	1.00															
# OF UNITS	1	1.00															
																EFF.YR/AGE	1999 / 23
																COND	20 20 %
																FUNC	0
																ECON	0
																DEPR	20 % GD 80
																RCNLD	\$339,700