Key: 1551

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.553

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANTEL DALE R & C/O LANIGAN KEVIN & CYNTHIA TR 4 PLYMOUTH HEIGHTS RD SAGAMORE BEACH, MA 02562	7.3-126-0	4 PLYMOUTH HEIGHTS RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LANIGAN KEVIN & CYNTHIA T	06/29/2023	QS	725,000	(233313)
ANTEL DALE R &	03/30/2000	QS	240,000	(157091)
GAROFALO MARK &	04/03/1995	P	53,000	1123-06

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-22-217	04/13/2022	15	INSULATE/WEA	2,300			100	100
151148	12/10/2015	14	SOLAR	23,135			100	100
12039	01/12/2012	4	DETACH.STRUC	450	01/29/2015	DB	100	100
01037	01/22/2001	3	ALT/RENO	2,500	04/27/2001	DB	100	100
950096	03/10/1995	1	NEW CONSTRUC	75,000	12/05/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	31,502	1 1.00	100 1.00	100 1.00	259,270	1.19	A 1.00	R04 1.10			223,370

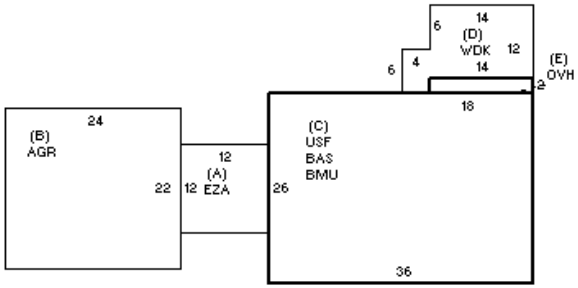
TOTAL	31,494 SF	ZONING	1	FRNT	125
Nbhd	N SAG	NOTE	WOODED LOT		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	223,400	197,700
BUILDING	387,300	326,400
DETACHED	0	0
OTHER	0	0
TOTAL	**610,700**	**524,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X10			0.00	

PHOTO 06/28/2023



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	6/28/2023	RP
LIST	6/28/2023	EST
REVIEW	6/28/2023	RP

YEAR BLT	1995	SIZE ADJ	1.010
NET AREA	1,900	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	15	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EZA	N	ENCL BREEZEWAY	144		74.24	10,691
B	AGR	N	ATT GARAGE	528		69.48	36,684
C	BMU	N	BSMT UNFINISHED	936		40.99	38,368
C	BAS	L	BASE AREA	936	1995	222.92	208,653
C	USF	L	UPPER STORY FIN	936	1995	121.01	113,269
D	WDK	N	WOOD DECK	192		39.32	7,550
E	OVH	L	OVERHANG	28	1995	203.59	5,701
	BMF	N	BSMT FINISH	144		65.68	9,458
	F12	O	FPL 1S 2OP	1		9,465.20	9,465
	FIX	O	XTRA FIXTURES	6		2,394.02	14,364
	WPL	O	WHIRLPOOL	1		6,901.00	6,901

TOTAL RCN	461,102

CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
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		$387,300