Key: 1578

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.577

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FRANKLIN GARY **C/O FRANKLIN GARY ESTATE OF** **38 SIASCONSET DR** **SAGAMORE BEACH, MA 02562**	**7.4-25-0**	**38 SIASCONSET DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
FRANKLIN GARY ESTATE OF	07/13/2023	F		(111188)
FRANKLIN GARY	06/16/1987	F	1	(111188)
FRANKLIN GARY ETUX	07/01/1979	QS	39,900	(78766)

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

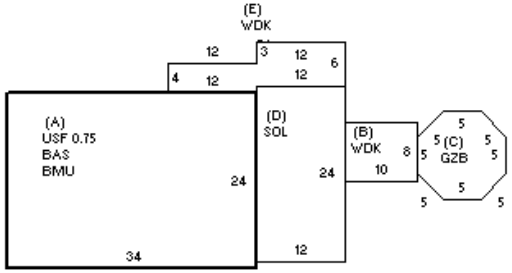
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
13-00029	04/03/2013	15	INSULATE/WEA	1,800			100	100
06507	08/15/2006	2	ADDITIONS	45,000	09/27/2007	DB	100	100
03655	09/11/2003	9	DECK	4,000	05/14/2004	TL	100	100
920080	02/28/1992	3	ALT/RENO	3,500	02/24/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,449	1 1.00	100 1.00	100 1.00	259,270	1.68	A 1.00	R04 1.10			204,280

TOTAL	20,449 SF	ZONING	1	FRNT	236
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	204,300	180,800
BUILDING	328,700	290,900
DETACHED	0	0
OTHER	0	0
TOTAL	**533,000**	**471,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/12/2022	NMP
LIST	2/26/1990	EST
REVIEW	10/6/2011	TL

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,428	DETAIL ADJ	1.000
$NLA(RCN)	$299	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	BMU	N	BSMT UNFINISHED	816		43.14	35,200
A	BAS	L	BASE AREA	816	1978	234.59	191,426
A	USF	L	UPPER STORY FIN	612	1978	128.63	78,722
+	WDK	N	WOOD DECK	200		41.38	8,275
C	GZB	N	GAZEBO	121		85.53	10,349
D	SOL	N	SOLARIUM	288		102.02	29,382
	BGF	N	BSMT GOOD FINIS	816		52.79	43,077
	WDK	N	WOOD DECK	140		46.75	6,544
	F21	O	FPL 2S 1OP	1		10,420.90	10,421
	FIX	O	XTRA FIXTURES	3		2,519.37	7,558
	KIT	O	EXTRA KITCHEN	1		5,942.10	5,942

TOTAL RCN	426,895
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	$328,700