Key: 1960

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,972

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CUNNINGHAM ANDREW J 30 HUNTERS BROOK RD SAGAMORE BEACH, MA 02562	11.2-4-0	30 HUNTERS BROOK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CUNNINGHAM ANDREW J	08/10/2016	QS	298,000	29854-108
LYNCH JOHN A III &	05/05/1987	XX		5721-107

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-23-525	08/16/2023	15	INSULATE/WEA	3,000			100	100
B-22-115	04/12/2022	3	ALT/RENO	39,000	09/18/2023	TL	100	100

LAND

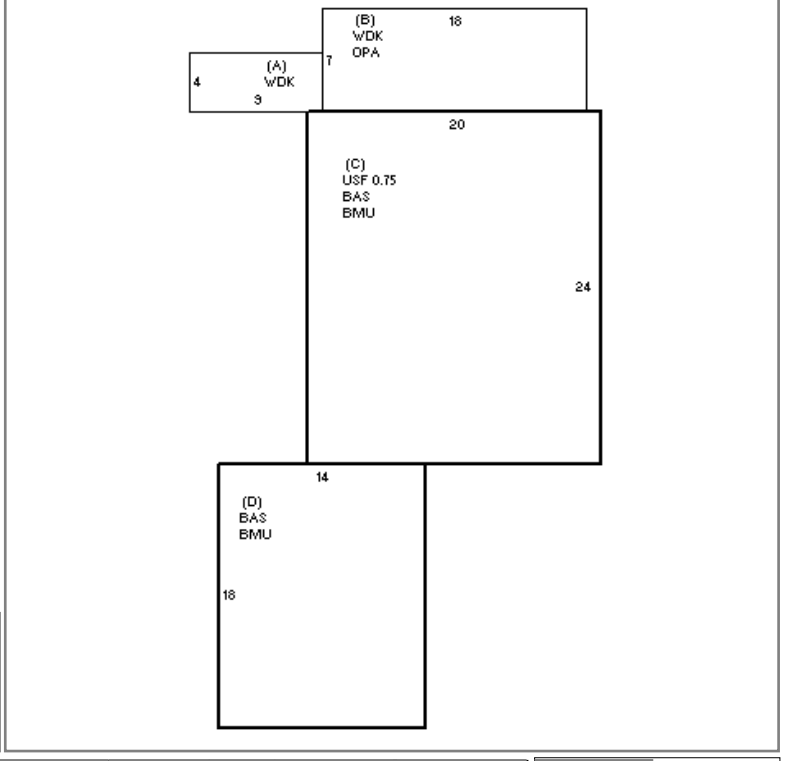
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,400	1 1.00	100 1.00	100 1.00	235,700	2.26	A 1.00	R03 1.00			176,220

TOTAL	14,418 SF	ZONING	1	FRNT	0

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	176,200	156,000
BUILDING	214,300	189,600
DETACHED	13,500	11,700
OTHER	0	0
TOTAL	**404,000**	**357,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	12 X 22		264	46.93	11,200
CPD	A 1.00	10 0.90	10 X 14		140	8.84	1,100
SHF	A 1.00	10 0.90	8 X 10 ATTAC		80	16.90	1,200

PHOTO 08/10/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/10/2023	SL
LIST	8/10/2023	SL
REVIEW	9/18/2023	TL

YEAR BLT	1910	SIZE ADJ	1.015
NET AREA	1,092	DETAIL ADJ	1.000
$NLA(RCN)	$239	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	1	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
+	WDK	N	WOOD DECK	162		37.63	6,096
B	OPA	N	OPEN PORCH	126		73.82	9,301
+	BMU	N	BSMT UNFINISHED	732		49.53	36,253
+	BAS	L	BASE AREA	732	1910	221.93	162,452
C	USF	L	UPPER STORY FIN	360	1910	118.39	42,619
	FIX	O	XTRA FIXTURES	2		2,291.15	4,582

TOTAL RCN	261,303

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$214,300