

Key: 2085

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.096

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
TIMO DEREK & JENNA M TIMO & C RICHARD ACHSETTER PO BOX 153 SAGAMORE BEACH, MA 02562				12.1-4-0				81 OLD PLYMOUTH RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
TIMO DEREK & JENNA M TIMO				03/23/2020	QS	456,000	32779-144					
MAHONEY MICHAEL				04/27/2018	F	1	31227-215					
MAHONEY MICHAEL & JULIANN				06/27/1996	O	106,000	10275-94					
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	1.00	R03	1.00	216,390
300	A	0.342	1	1.00	100	1.00	100	1.00	1.00	R03	1.00	5,570

LAND

TOTAL	1.260 Acres	ZONING	1	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also 230' frontage on Hunters Brook	LAND		222,000	196,400		
Infl1	AVG		BUILDING		466,100	412,400		
N_Index	AVG		DETACHED		0	0		
		OTHER		0	0			
		TOTAL		688,100	608,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	12/28/2021	NMP
MODEL	1		RESIDENTIAL	LIST	7/8/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	7/8/2020	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1750	SIZE ADJ	1.000
NET AREA	2,783	DETAIL ADJ	1.000
\$NLA(RCN)	\$195	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	9	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	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	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	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,536		33.22	51,033
+	BAS	L	BASE AREA	1,536	1750	190.79	293,057
+	USF	L	UPPER STORY FIN	1,247	1750	108.13	134,834
+	OPA	N	OPEN PORCH	42		84.74	3,559
G	AGR	N	ATT GARAGE	576		64.28	37,024
	F21	O	FPL 2S 1OP	1		9,161.40	9,161
	FIX	O	XTRA FIXTURES	6		2,214.85	13,289

TOTAL RCN	541,958
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$466,100

