

Key: 2115

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.126

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CURRENT OWNER				PARCEL ID				LOCATION				
SUNDELL ROBERT E 42 HUNTERS BROOK RD SAGAMORE BEACH, MA 02562				12.1-31-0				42 HUNTERS BROOK RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
SUNDELL ROBERT E				11/10/2022	QS	360,000	35475-145					
NEFF STEVEN D				12/26/2017	QS	232,000	30985-113					
HIGGINS BARBARA A				10/28/1994	M	66,000	9424-95					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,603	1	1.00	100	1.00	100	1.00				163,990

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 %
140011	01/13/2014	3	ALT/RENO		05/30/2023	TL	100 100
10429	07/20/2010	15	INSULATE/WEA	1,931	06/19/2014		100 100
04506	07/06/2004	3	ALT/RENO	3,900	06/19/2014	TL	100 100
01730	11/21/2001	6	FENCE	1,795	04/04/2005	TL	100 100
					09/16/2003	TL	100 100

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TOTAL	6,621 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E				LAND	164,000	145,100
Infl1	AVG		BUILDING	154,700	134,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	318,700	279,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

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BUILDING	CD	ADJ	DESC	MEASURE	7/19/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/30/2023	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	5/30/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.020
NET AREA	944	DETAIL ADJ	1.000
\$NLA(RCN)	\$216	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		4	1.00
BEDROOMS		2	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	4	VINYL	1.00
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
A	BMU	N	BSMT UNFINISHED	294		65.12	19,145
+	USF	L	UPPER STORY FIN	326	1910	116.72	38,052
+	BAS	L	BASE AREA	618	1910	218.81	135,228
C	WDK	N	WOOD DECK	105		41.92	4,401
	FIX	O	XTRA FIXTURES	3		2,259.17	6,778

TOTAL RCN	203,604
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$154,700

