Key: 2204

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,215

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MATHER JOSEPH & SUSAN 40 HUNTERS BROOK RD SAGAMORE BEACH, MA 02562	12.1-112-0	40 HUNTERS BROOK RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MATHER JOSEPH & SUSAN	04/02/2004	QS	195,000	18401-294
POEHLER MARLENE F	04/02/2004	N		18401-292+
POEHLER BRADLEY D &	08/16/2001	QS	125,000	14145-175

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	%
10748	12/15/2010	15	INSULATE/WEA	4,000	02/03/2011		100	100
01534	08/24/2001	4	DETACH.STRUC	1,900	11/07/2003	TL	100	100

LAND

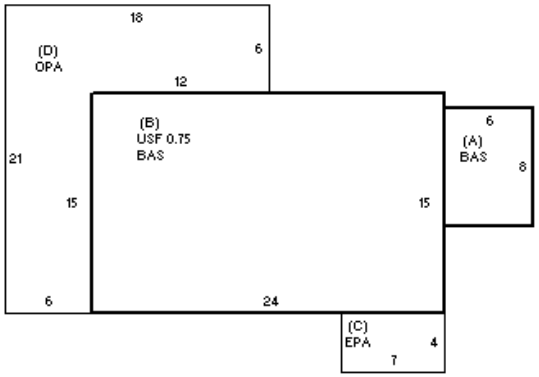
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,200	1 1.00	100 1.00	100 1.00	235,700	4.23	A 1.00	R03 1.00			164,920

TOTAL	7,187 SF	ZONING	1	FRNT	60

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: THIS PARCEL WAS PART OF LOT 31 UNTIL FY 1996
Frontage is on Lucia Lane

ASSESSED	CURRENT	PREVIOUS
LAND	164,900	146,000
BUILDING	111,400	98,600
DETACHED	0	0
OTHER	0	0
TOTAL	**276,300**	**244,600**



DETACHED

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

PHOTO 12/31/2002

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	7/19/2021	NMP
LIST	2/27/2013	EST
REVIEW		

YEAR BLT	1900	SIZE ADJ	1.020
NET AREA	678	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	1	1.00
FIXTURES	5	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	3	FOUN. WALL	1.00
EXT COVER	3	ALUMINUM	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	408	1900	230.34	93,980
B	USF	L	UPPER STORY FIN	270	1900	116.72	31,515
C	EPA	N	ENCLOSED PORCH	28		121.58	3,404
D	OPA	N	OPEN PORCH	198		69.33	13,728
	CPC	O	CAPE CELLAR	1		4,005.60	4,006

TOTAL RCN	146,632

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		$111,400