Key: 2261

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,275

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PEARSON RYAN 27 WESTDALE PK SAGAMORE, MA 02561	12.3-59-0	27 WESTDALE PK

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PEARSON RYAN	05/29/2015	QS	268,750	28902-194
BURBANK GLEN W ETUX	10/28/2011	QS	217,350	25791-206
MCSHARRY MARGARET R	10/28/2011	N		25791-203/4

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

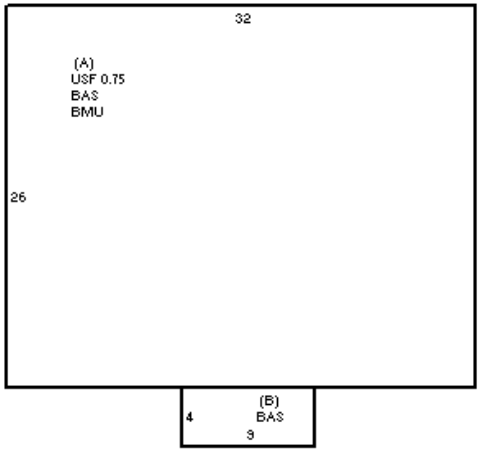
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR-21-15	03/24/2021	4	DETACH.STRUC	5,700			100	100
16928	10/24/2016	10	WOODSTOVE	4,000			100	100
16372	05/10/2016	15	INSULATE/WEA	3,692			100	100
16221	03/29/2016	6	FENCE	4,200	11/03/2016		100	100
15271	04/23/2015	3	ALT/RENO	4,500	05/07/2015		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,460	2 1.00	100 1.00	100 1.00	212,130	3.65	A 1.00	R06 0.90			150,210

TOTAL	8,451 SF	ZONING	1	FRNT	84
Nbhd	S SAG	NOTE	128' frontage on Commonwealth Ave		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	150,200	132,900
BUILDING	259,000	229,200
DETACHED	0	0
OTHER	0	0
TOTAL	**409,200**	**362,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12	2021		0.00	

PHOTO 08/06/2020

BLDG COMMENTS

BUILDING

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

MEASURE	7/1/2015	DB
LIST	7/1/2015	EST
REVIEW		

YEAR BLT	1958	SIZE ADJ	1.015
NET AREA	1,492	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	1	HARDWOOD	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	832		40.34	33,566
A	USF	L	UPPER STORY FIN	624	1958	120.30	75,066
+	BAS	L	BASE AREA	868	1958	219.39	190,434
	F21	O	FPL 2S 1OP	1		9,745.80	9,746
	FIX	O	XTRA FIXTURES	3		2,356.17	7,069

TOTAL RCN 315,880

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

EFF.YR/AGE 2001 / 21

COND	18	18 %	
FUNC	0		
ECON	0		
DEPR	18	% GD	82

RCNLD $259,000