Key: 2286

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,300

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMAS GEORGE M & DYMPNA M THOMAS PO BOX 421 SAGAMORE, MA 02561	12.3-81-0	40 PLEASANT ST

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS GEORGE M &	02/03/2022	F	1	34880-268
THOMAS GEORGE M	09/05/1996	XX		10375-194

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-22-90	02/17/2022	3	ALT/RENO	12,650			100	100
17060	01/23/2017	14	SOLAR	17,000			100	100
09068	03/12/2009	3	ALT/RENO		08/09/2013	TL	100	100
200439	07/18/2000	3	ALT/RENO	7,625	09/07/2001	TL	100	100
960177	05/06/1996	3	ALT/RENO	3,950	04/28/1997	JC	100	100

LAND

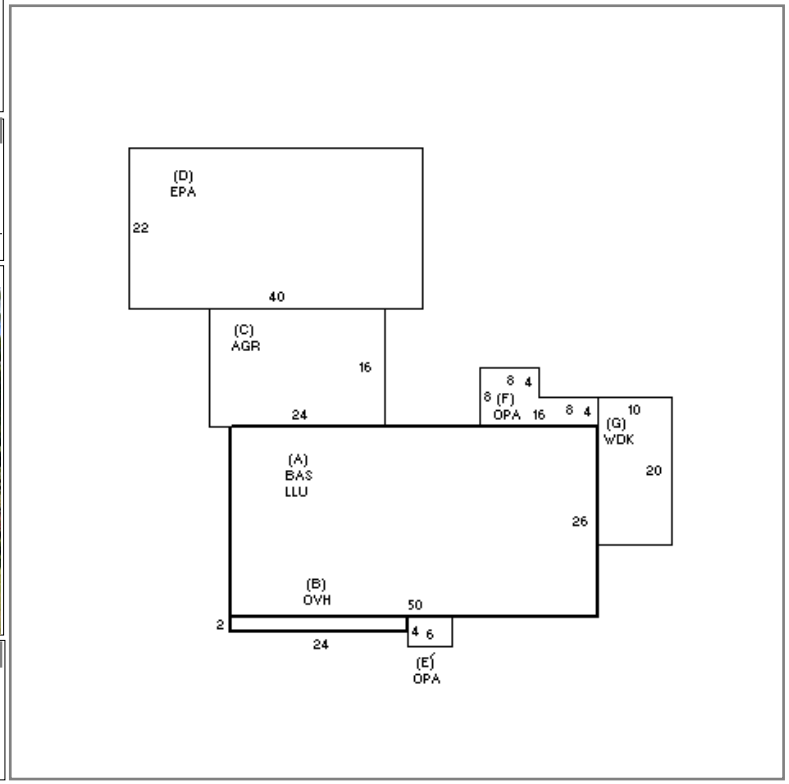
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,500	2 1.00	100 1.00	100 1.00	212,130	1.55	A 1.00	R06 0.90			170,030

TOTAL	22,521 SF	ZONING	1	FRNT	308

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

NOTE: Great view of the canal; across the street from public parking

ASSESSED	CURRENT	PREVIOUS
LAND	170,000	150,500
BUILDING	398,900	353,000
DETACHED	9,000	9,900
OTHER	0	0
TOTAL	**577,900**	**513,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V 1.30	50 0.50	14 X 28		392	45.90	9,000
SHF	A 1.00	50 0.50	6 X 8			0.00	

PHOTO 04/25/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/6/2020	TL
LIST	8/6/2020	EST
REVIEW		

YEAR BLT	1976	SIZE ADJ	1.005
NET AREA	2,348	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	100	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	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	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	LLU	N	LOWER LEVEL UNF	1,300		33.14	43,078
A	BAS	L	BASE AREA	1,300	1976	200.26	260,334
B	OVH	L	OVERHANG	48	1976	192.93	9,261
C	AGR	N	ATT GARAGE	384		74.35	28,552
D	EPA	N	ENCLOSED PORCH	880		69.49	61,154
+	OPA	N	OPEN PORCH	120		73.10	8,772
G	WDK	N	WOOD DECK	200		37.26	7,452
	LLF	L	LOWER LEVEL FIN	1,000	1976	58.09	58,087
	F12	O	FPL 1S 2OP	1		8,969.80	8,970
	FIX	O	XTRA FIXTURES	3		2,268.73	6,806

TOTAL RCN	492,464

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

EFF.YR/AGE	2000 / 22		
COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81
RCNLD			$398,900