

Key: 233

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 229

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
CRISTINA UMBERTO M & C/O CRISTINA BARBARA A 5 HARLOW FARM RD SAGAMORE BEACH, MA 02562				3.0-78-0				5 HARLOW FARM RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
CRISTINA BARBARA A				01/06/2023	F	100	35580-31					
CRISTINA UMBERTO M &				01/25/2000	P	75,000	12796-302					
JOHNSTON SUSAN E TR OF				10/07/1999	B	100	12591-115					

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-20-213	08/25/2020	3	ALT/RENO	10,400			100 100
		12	CYCLICAL		11/09/2017	TL	100 100
01448	07/26/2001	1	NEW CONSTRUC	225,000	01/03/2003	TL	100 100

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	259,270	1.00	A	1.00 R04 1.10
300	A	0.350	1	1.00	100	1.00	100	1.00	17,930	1.00	A	1.00 R04 1.10

TOTAL	1.268 Acres		ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		NOTE			LAND	244,300	216,200	
Infl1	AVG			LAND BUILDING	623,500	558,400			
N_Index	AVG			DETACHED	25,600	24,300			
				OTHER	0	0			
						TOTAL	893,400	798,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
GUL	A	1.00	10 0.90	28 X 30	840	33.80	25,600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/9/2017	TL
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,108	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	721		78.59	56,663
\$NLA(RCN)	\$239	OVERALL	1.020	EXT COVER	4	VINYL	1.00	A	USU	N	UPPER STORY UNF	361		49.91	18,018
				ROOF SHAPE	1	GABLE	1.00	B	BMU	N	BSMT UNFINISHED	3,092		29.30	90,608
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	280		27.60	7,728
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	120		73.12	8,775
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	3,108	2001	175.23	544,626
				HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES	4			2,269.30	9,077
				FUEL SOURCE	2	GAS	1.00	GFP	O	GAS FIREPLACE	1			6,820.10	6,820
				USE	0		1.00								

TOTAL RCN	742,313	
CONDITION ELEM CD		
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE 2003 / 19		
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD	\$623,500	

