Key: 2340

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,365

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ARBO ROGER A & BEVERLY A TRS OF THE ARBO REVOC TR PO BOX 123 SAGAMORE, MA 02561	12.3-136-0	6 PLEASURE POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ARBO ROGER A & BEVERLY A	10/31/2003	QS	550,000	(171088)
ETHIER RICHARD R AND	09/30/1998	QS	230,000	(150309)
PEESO, WILLIAN AND JEANNE	09/22/1993	QS	61,400	N/A-N/A

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

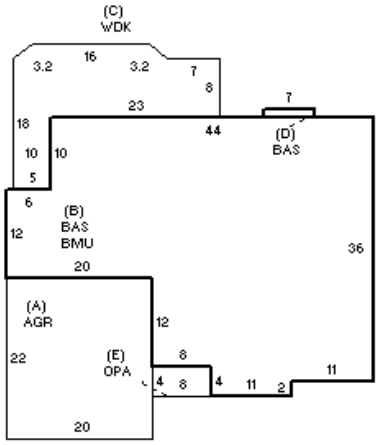
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
08109	03/28/2008	9	DECK	9,200	09/18/2008	TL	100	100
940017	01/19/1994	1	NEW CONSTRUC	107,000	01/22/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,065	2 1.00	100 1.00	100 1.00	388,905	1.71	A 1.00	CEX 1.65			305,440

TOTAL	20,081 SF	ZONING	1	FRNT	173
Nbhd	S SAG	NOTE	CANAL VIEW		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	305,400	270,300
BUILDING	343,700	290,400
DETACHED	0	0
OTHER	0	0
TOTAL	**649,100**	**560,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/06/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/6/2022	SL
LIST	12/6/2022	EST
REVIEW	12/6/2022	SL

YEAR BLT	1994	SIZE ADJ	1.015
NET AREA	1,473	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	2	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	440		71.77	31,577
B	BMU	N	BSMT UNFINISHED	1,466		37.10	54,382
C	WDK	N	WOOD DECK	311		24.80	7,714
+	BAS	L	BASE AREA	1,473	1994	213.02	313,778
E	OPA	N	OPEN PORCH	32		94.60	3,027
	F11	O	FPL 1S 1OP	1		9,310.20	9,310
	FIX	O	XTRA FIXTURES	4		2,472.70	9,891

TOTAL RCN	429,678

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$343,700