

Key: 2445

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.470

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION				
THOMPSON TIMOTHY & SOTERIA THOMPSON PO BOX 1478 SAGAMORE BEACH, MA 02562				14.0-46-0				623 HEAD OF THE BAY RD				
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)					
THOMPSON TIMOTHY & LONGFELLOW PROPERTIES LLC				11/08/2021	QS	1,322,000	34645-97					
LAVELLE JAMES M ETUX				03/31/2021	U	625,000	33961-126					
				05/11/2011	F	100	25441-163					
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	49,658 4		1.00	1.00	388,905	0.86	A	1.00	BEX		382,030

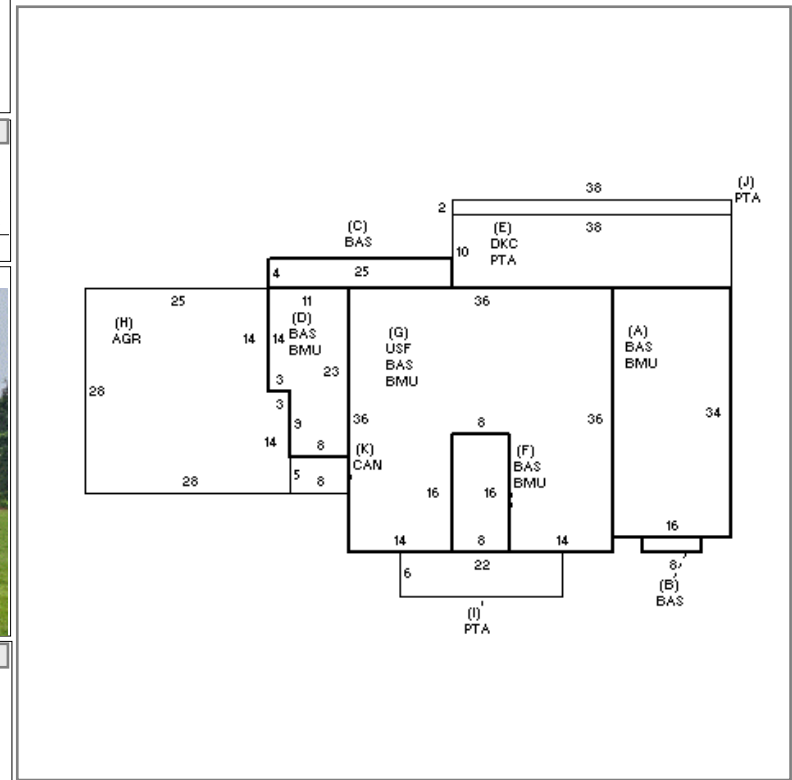
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-23-34	01/27/2023	3	ALT/RENO	15,000			100 100
E-22-498	08/10/2022	3	ALT/RENO	2,500	02/01/2023	TL	100 100
09150		13	OTHER		08/23/2021		100 100
		3	ALT/RENO		01/17/2020	TL	100 100
141030	12/01/2014	10	WOODSTOVE	2,500	04/08/2015		100 100

TOTAL	1.140 Acres	ZONING	2	FRNT	216	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE				LAND	382,000	338,100
Infl1	AVG					BUILDING	1,038,400	928,900
N_Index	AVG					DETACHED	0	0
						OTHER	0	0
						TOTAL	1,420,400	1,267,000

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	2/7/2020	TL
MODEL	1		RESIDENTIAL	LIST	2/7/2020	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/12/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2009	SIZE ADJ	0.995
NET AREA	3,350	DETAIL ADJ	1.000
\$NLA(RCN)	\$341	OVERALL	1.170
CAPACITY		UNITS	ADJ
STORIES		2	1.00
ROOMS		8	1.00
BEDROOMS		5	1.00
BATHROOMS		3	1.00
FIXTURES		15	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	12	BRICK VENEER	1.10
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	2,066		45.16	93,298
+	BAS	L	BASE AREA	2,182	2009	270.10	589,362
+	PTA	N	PATIO	588		21.37	12,565
E	DKC	N	DECK-COMPOSITE	380		98.68	37,498
G	USF	L	UPPER STORY FIN	1,168	2009	163.40	190,848
H	AGR	N	ATT GARAGE	742		91.36	67,793
K	CAN	N	CANOPY	40		21.45	858
	BMF	N	BSMT FINISH	1,200		54.55	65,459
	F11	O	FPL 1S 1OP	1		12,601.10	12,601
	F21	O	FPL 2S 1OP	2		13,844.25	27,689
	FIX	O	XTRA FIXTURES	10		3,346.88	33,469
	WPL	O	WHIRLPOOL	1		9,648.10	9,648

TOTAL RCN	1,141,087
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2010 / 12
COND	9 9 %
FUNC	0
ECON	0
DEPR	9 % GD 91
RCNLD	\$1,038,400