Key: 3171

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,211

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
PETERSON JESSICA M PO BX 718 SAGAMORE, MA 02561	17.2-3-0	4 GARFIELD AVE

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
PETERSON JESSICA M	03/16/2012	QS	188,500	26161-294
BOWERS JOHN R	03/17/2011	S	174,000	25323-311
FEDERAL HOME LOAN MORTGAG	02/22/2011	L	143,733	25272-179

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	%
		3	ALT/RENO		12/15/2022	SL	100	100
E-21-547	09/06/2021	3	ALT/RENO	4,000	05/03/2022	TL	100	100
B-21-310	08/26/2021	3	ALT/RENO	40,600	05/03/2022	TL	100	100
04081	02/25/2004	3	ALT/RENO	21,000	06/14/2004	TL	100	100
900517	09/25/1990	10	WOODSTOVE	600	01/01/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,400	2 1.00	100 1.00	100 1.00	212,130	2.58	A 1.00	R04 0.90			155,770

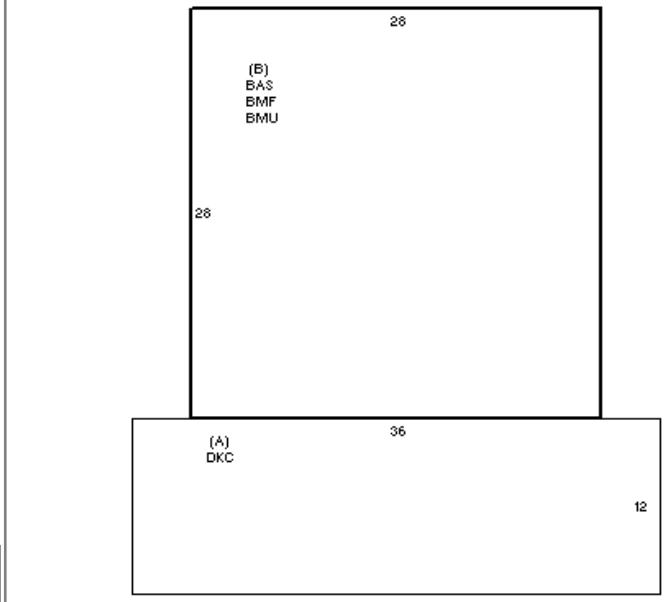
TOTAL	12,415 SF	ZONING	1	FRNT	80
Nbhd	S SAG	NOTE	ALSO OWNS M17.2 P2		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	155,800	137,900
BUILDING	201,700	162,400
DETACHED	1,300	0
OTHER	0	0
TOTAL	**358,800**	**300,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	14X12		168	15.95	1,300

PHOTO 12/15/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/15/2022	SL
LIST	12/15/2022	VER
REVIEW	12/15/2022	SL

YEAR BLT	1965	SIZE ADJ	1.020
NET AREA	784	DETAIL ADJ	1.000
$NLA(RCN)	$330	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	6	1.00
GARAGE CAPACITY	0	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	DKC	N	DECK-COMPOSITE	432		62.12	26,838
B	BMU	N	BSMT UNFINISHED	784		45.54	35,706
B	BMF	N	BSMT FINISH	784		43.35	33,986
B	BAS	L	BASE AREA	784	1965	204.09	160,004
	FIX	O	XTRA FIXTURES	1		2,107.40	2,107

TOTAL RCN 258,640

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

EFF.YR/AGE 1997 / 25

COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78

RCNLD $201,700