Key: 3192

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,232

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ALLEN DAVID M JR & **MICHELLE J MARSH** **PO BOX 195** **SAGAMORE, MA 02561-0195**	**17.2-25-0**	**12 WOODLAND RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ALLEN DAVID M JR &	12/17/2009	N	310,000	()
LEMIRE PETER G &	11/22/2004	QS	435,000	()
GRESH RICHARD H &	07/26/1999	QS	235,000	12433-39

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	%
12787	11/02/2012	15	INSULATE/WEA	1,300	12/03/2012		100	100
05771	11/02/2005	3	ALT/RENO	38,000	04/08/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	28,600	2	1.00	100	1.00	100	1.00	212,130	1.28	A	1.00	R04	0.90			178,650

TOTAL	28,619 SF	ZONING	1	FRNT	93

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

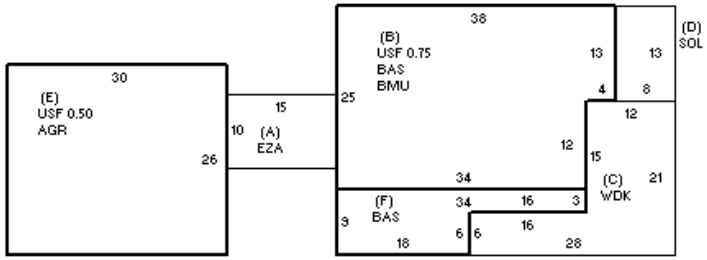
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	178,700	158,100
BUILDING	412,400	369,700
DETACHED	0	0
OTHER	0	0
TOTAL	**591,100**	**527,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/17/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/17/2021	RP
LIST	8/17/2021	EST
REVIEW	8/17/2021	RP

YEAR BLT	1988	SIZE ADJ	1.005
NET AREA	2,179	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	3	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	1	WOOD SHINGLE	1.02
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	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EZA	N	ENCL BREEZEWAY	150		75.97	11,395
B	BMU	N	BSMT UNFINISHED	902		41.94	37,832
+	USF	L	UPPER STORY FIN	1,067	1988	119.59	127,599
C	WDK	N	WOOD DECK	348		24.57	8,550
D	SOL	N	SOLARIUM	104		118.13	12,286
E	AGR	N	ATT GARAGE	780		66.87	52,157
+	BAS	L	BASE AREA	1,112	1988	220.80	245,533
	F11	O	FPL 1S 1OP	1		9,222.50	9,223
	FIX	O	XTRA FIXTURES	7		2,449.49	17,146
	HTB	O	HOT TUB	1		7,058.90	7,059

TOTAL RCN	528,779

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

EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	$412,400