Key: 3202

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,242

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KVARACEIN JASON A **PO BOX 231** **SAGAMORE, MA 02561**	**17.2-35-0**	**6 COUNTRY WAY**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KVARACEIN JASON A	02/12/2010	S	212,000	24366-53
MUTUAL FEDERAL SAVINGS BA	04/14/2009	L	310,000	23610-60
BROOKS DANIEL J &	04/08/2004	A	344,500	18426-125

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	%
18871	10/10/2018	3	ALT/RENO	20,000	01/30/2019	TL	100	100
17691	08/31/2017	2	ADDITIONS	55,000	04/20/2018	TL	100	100
		13	OTHER		10/28/2016	TL	100	100
10155	04/12/2010	3	ALT/RENO	5,450	11/17/2010	TL	100	100
910359	08/07/1991	9	DECK	1,500	03/01/1992	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	20,950	2 1.00	100 1.00	100 1.00	212,130	1.65	A 1.00	R04 0.90			167,850

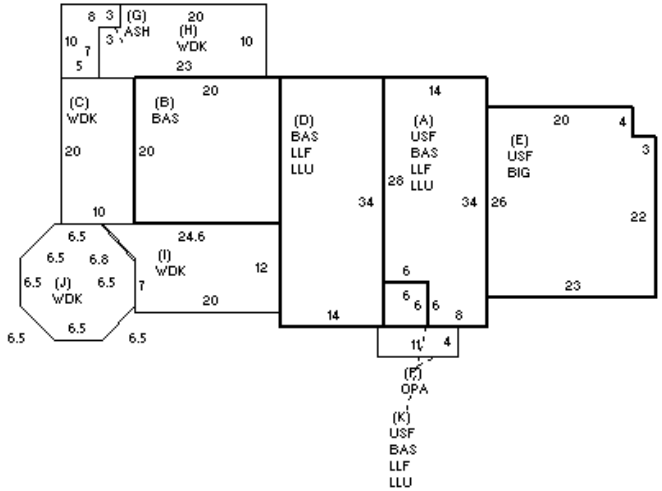
TOTAL	20,952 SF	ZONING	1	FRNT	258
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	167,900	148,600
BUILDING	563,700	498,900
DETACHED	11,100	8,800
OTHER	0	0
TOTAL	**742,700**	**656,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	14 X 24		288	42.92	11,100

PHOTO 01/30/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	3	0.95	SPLIT LEVEL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	4/20/2018	TL
LIST	1/30/2019	EST
REVIEW	1/30/2019	TL

YEAR BLT	1977	SIZE ADJ	0.995
NET AREA	3,366	DETAIL ADJ	1.000
$NLA(RCN)	$169	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	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	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	1	PLASTER	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
+	LLU	N	LOWER LEVEL UNF	952		33.81	32,185
A	LLF	L	LOWER LEVEL FIN	440	1977	57.53	25,315
+	USF	L	UPPER STORY FIN	476	2017	109.71	52,221
+	BAS	L	BASE AREA	1,352	1977	198.36	268,180
+	WDK	N	WOOD DECK	877		22.54	19,767
+	LLF	L	LOWER LEVEL FIN	512	2017	57.53	29,458
E	BIG	N	BUILT-IN GARAGE	586		82.73	48,481
E	USF	L	UPPER STORY FIN	586	2018	109.71	64,288
F	OPA	N	OPEN PORCH	44		85.98	3,783
G	ASH	N	ATT SHED	59		25.18	1,486
	F11	O	FPL 1S 1OP	1		8,460.60	8,461
	FIX	O	XTRA FIXTURES	7		2,247.11	15,730

TOTAL RCN	569,353

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

EFF.YR/AGE	2019 / 3		
COND	2 2 %		
FUNC	0		
ECON	0		
DEPR	1	% GD	99
RCNLD	$563,700		