

Key: 3203

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.243

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|---------------|------------|--------------|--|
| WALSH KEVIN MICHAEL 4 COUNTRY WAY SAGAMORE, MA 02561 | | 17.2-36-0 | 4 COUNTRY WAY | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| WALSH KEVIN MICHAEL | | 02/08/2022 | QS | 450,000 | 34891-334 | |
| GRIGORYAN SONA | | 04/25/2014 | QS | 210,000 | 28106-240 | |
| TRYON PATRICK | | 04/21/2009 | QS | 260,000 | 23625-176 | |

| 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 | % |
| 01541 | 08/28/2001 | 4 | DETACH.STRUC | 2,199 | 12/14/2001 | TL | 100 | 100 |
| 930157 | 04/16/1993 | 9 | DECK | 650 | 03/21/1994 | JS | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 21,930 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.58 | A | 1.00 | R04 | 0.90 | | | 169,230 |

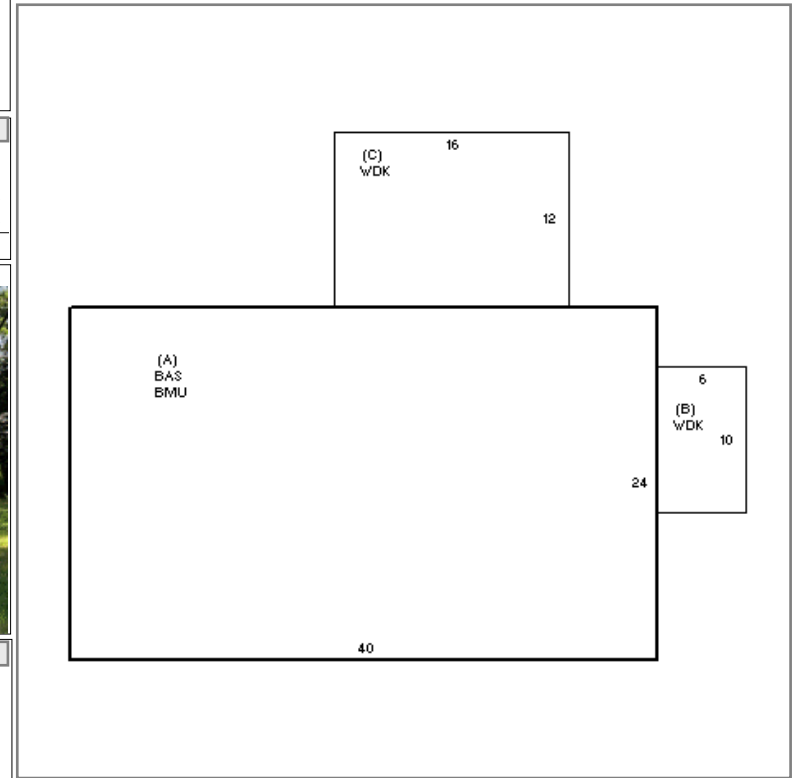
| TOTAL | 21,911 SF | ZONING | 1 | FRNT | 125 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | S SAG | NOTE | LAND | 169,200 | 149,800 | | | |
| Infl1 | AVG | | BUILDING | 232,100 | 207,800 | | | |
| N_Index | AVG | | DETACHED | 1,800 | 1,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 403,100 | 359,300 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD | |
|-----|------|------|----------|---------|-------|-----------|-------|-------|
| SHF | A | 1.00 | 10 0.90 | 10 X 12 | | 120 | 16.42 | 1,800 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 5/17/2022 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/17/2022 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 5/17/2022 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1981 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 960 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 960 | | 36.82 | 35,349 |
| \$NLA(RCN) | \$284 | OVERALL | 0.990 | EXT COVER | 4 | VINYL | 1.00 | A | BAS | L | BASE AREA | 960 | 1981 | 200.25 | 192,238 |
| CAPACITY | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | + | WDK | N | WOOD DECK | 252 | | 26.15 | 6,591 |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | BMF | N | BSMT FINISH | 480 | | 44.24 | 21,237 |
| ROOMS | 6 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | BMG | O | BSMT GARAGE | 1 | | 7,197.90 | 7,198 |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | | FIX | O | XTRA FIXTURES | 3 | | 2,150.53 | 6,452 |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | MST | O | MAS/METAL STACK | 1 | | 4,030.10 | 4,030 |
| FIXTURES | 5 | 1.00 | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| GARAGE CAPACITY | 1 | 1.00 | | USE | 0 | | 1.00 | | | | | | | | |
| % BSMT FINISH | 15 | 1.00 | | | | | | | | | | | | | |
| # OF HALF BATHS | 0 | 1.00 | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | |

| TOTAL RCN | 273,094 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | V |
| HEAT | U |
| ELECT | A |
| EFF.YR/AGE | 2004 / 18 |
| COND | 15 15 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 15 % GD 85 |
| RCNLD | \$232,100 |