

Key: 3245

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.285

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
COOK STEPHEN TRS OF THE COOK REALTY TRUST PO BOX 296 SAGAMORE, MA 02561-0298		18.0-26-0		4 DESMOND RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
COOK STEPHEN TRS OF THE		06/12/2009	F	1	23794-301
COOK STEPHEN &		02/23/2006	QS	445,000	20761-311
DEMEGLIO MICHAEL A ETUX		10/11/2002	QS	370,000	15728-266

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 %
970562	11/04/1997	1	NEW CONSTRUC	100,000	01/02/1998	JC	100 100

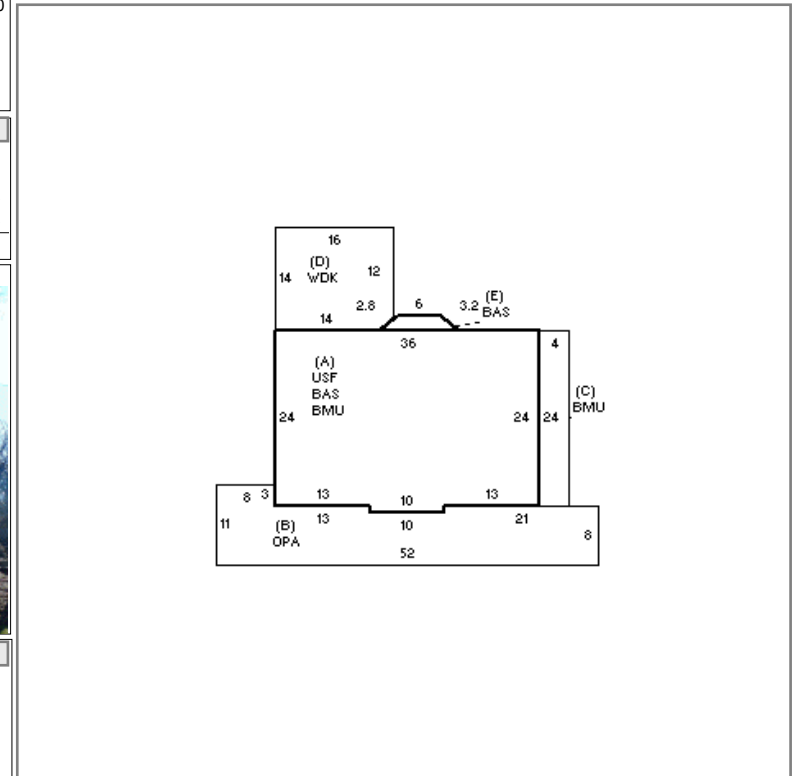
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	212,130	1.00	A	1.00	R04	0.90	194,750
300	A	0.001	2	1.00	100	14,670	1.00	A	1.00	R04	0.90	10

TOTAL	40,032 SF	ZONING	1	FRNT	126	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE CANAL VIEW	LAND	194,800	172,400			
Infl1	AVG		BUILDING	355,000	334,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		549,800	506,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 12			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	12/20/2022	SL
MODEL	1		RESIDENTIAL	LIST	12/20/2022	VER
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/20/2022	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,765	DETAIL ADJ	1.000
\$NLA(RCN)	\$248	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	50	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	0	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	970		40.99	39,762
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	874	1997	121.01	105,765
ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	430		66.16	28,447
ROOF COVER	1	ASPH/COMP SHIN	1.00	D	WDK	N	WOOD DECK	222		29.12	6,464
FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	891	1997	222.92	198,621
INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	432		49.25	21,278	
HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2		8,012.80	16,026	
FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		9,902.50	9,903	
USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,393.94	11,970	

TOTAL RCN	438,234
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81
RCNLD	\$355,000