

Key: 353

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 350

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CURRENT OWNER				PARCEL ID				LOCATION			
MEIER HEATHER ANN 1 HARLOW FARM RD SAGAMORE BEACH, MA 02562				4.0-19-0				1 HARLOW FARM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MEIER HEATHER ANN				11/30/2006	QS	355,000	21564-193				
CAPODANNO ANN MARIE				11/30/2006	N		21564-190				
CAPODANNO RAYMOND VINCENT				09/03/1998	P	45,000	11677-227				

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	%
05058		12	CYCLICAL		11/08/2017	BC	100	100
980502	02/08/2005	3	ALT/RENO	47,000	06/30/2008	DB	100	100
	08/24/1998	1	NEW CONSTRUC	91,000	01/25/1999	JS	100	100

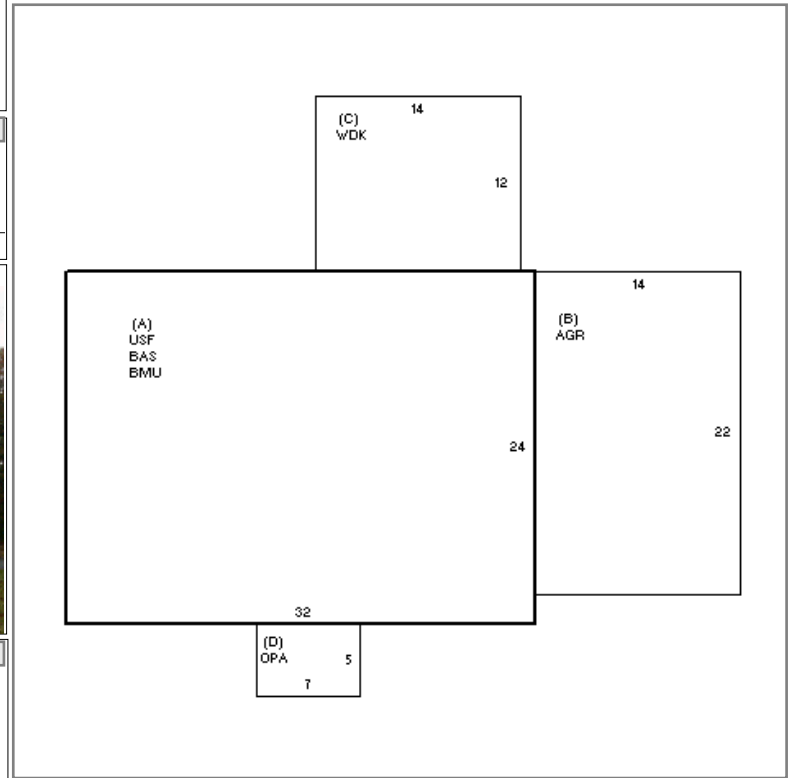
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE						
100	S	21,649	1	1.00	100	1.00	100	1.00	259,270	1.60	A	1.00	R04	1.10				206,350

TOTAL	21,649 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N hse faces Harlow Farm Road-org address Norris				LAND	206,400	182,600
Infl1	AVG	O Road-hse not comparable to homes on Harlow Farm				BUILDING	283,600	250,900
N_Index	AVG	T Road=street index Norris Rd				DETACHED	0	0
		E Frontage also on Norris Rd				OTHER	0	0
						TOTAL	490,000	433,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	7/15/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/8/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/8/2017	BC
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1998	SIZE ADJ	1.010
NET AREA	1,536	DETAIL ADJ	1.000
\$NLA(RCN)	\$215	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		48.35	37,134
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	768	1998	216.67	166,402
ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	768	1998	114.21	87,716
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	AGR	N	ATT GARAGE	308		73.31	22,580
FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	168		36.74	6,172
INT. FINISH	2	DRYWALL	1.00	D	OPA	N	OPEN PORCH	35		85.59	2,996
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	3		2,237.00	6,711
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	329,711	
CONDITION ELEM CD		
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$283,600	