

Key: 372

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 369

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CURRENT OWNER										PARCEL ID				LOCATION			
GERSTENKORN NICHOLAS 8 HARLOW FARM RD SAGAMORE BEACH, MA 02562										4.0-38-0				8 HARLOW FARM RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)				
GERSTENKORN NICHOLAS										12/21/2021	QS	725,000	34770-281				
COUTO SALVI C										01/30/2004	QS	500,000	18172-242				
NEWELL JOSEPH S &										02/16/2001	N	94,900	13568-137				

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	%
EXB-22-86	02/15/2022	15	INSULATE/WEA	4,785				
		12	CYCLICAL		11/08/2017	BC	100	100
01063	02/15/2001	1	NEW CONSTRUC	180,000	01/02/2002	TL	100	100

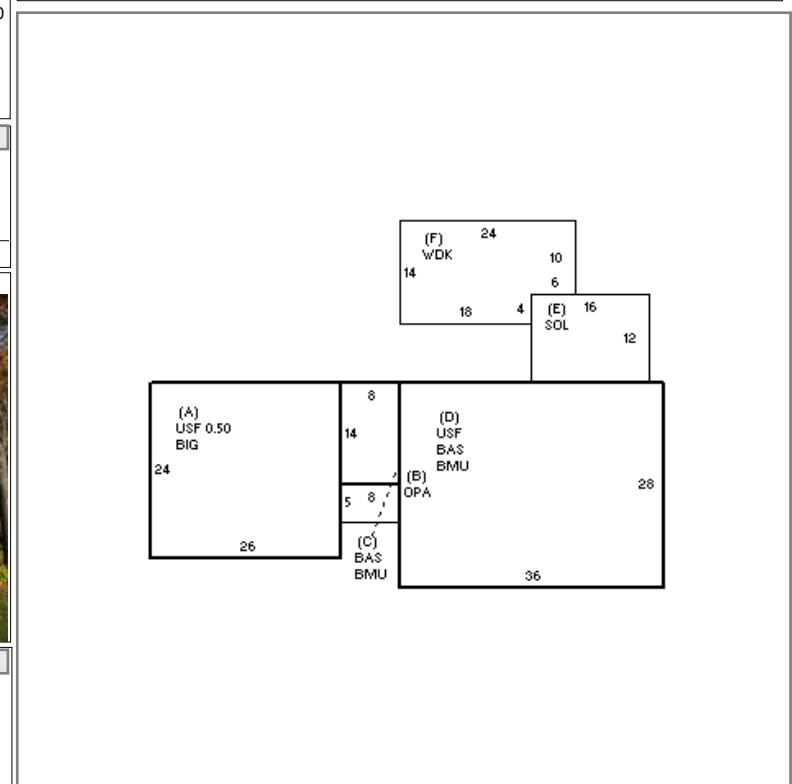
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	238,030
300	A	0.075	1	1.00	100	1.00	100	1.00	1.00	R04	1.10	1,340

TOTAL	43,255 SF	ZONING	1	FRNT	454	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	239,400	211,900			
Infl1	AVG		BUILDING	516,400	462,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	755,800	674,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



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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	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2001	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	586,831
NET AREA	2,440	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	624		85.61	53,418		
\$NLA(RCN)	\$241	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	USF	L	UPPER STORY FIN	1,320	2001	120.68	159,302		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	40		94.58	3,783		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	1,120		42.33	47,407		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,120	2001	222.83	249,569		
				INT. FINISH	2	DRYWALL	1.00	E	SOL	N	SOLARIUM	192		111.25	21,361		
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F	WDK	N	WOOD DECK	312		24.79	7,735		
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,225.30	10,225			
				USE	0		1.00	FIX	O	XTRA FIXTURES	8		2,472.01	19,776			
								JAC	O	JACUZZI	1		14,254.30	14,254			

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

EFF.YR/AGE	2007 / 15
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88

RCNLD	\$516,400
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