Key: 469

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 465

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CONRAD ROBERT **91 MILL BROOK AVE** **WALPOLE, MA 02081**	**4.1-52-0**	**84 SAGAMORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CONRAD ROBERT	03/07/2022	H	1	34956-220
CONRAD ROBERT ETUX	11/16/2015	QS	1,210,000	29274-49
TAVALONE MICHAEL J ETUX	05/16/2012	QS	1,079,000	26336-235

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

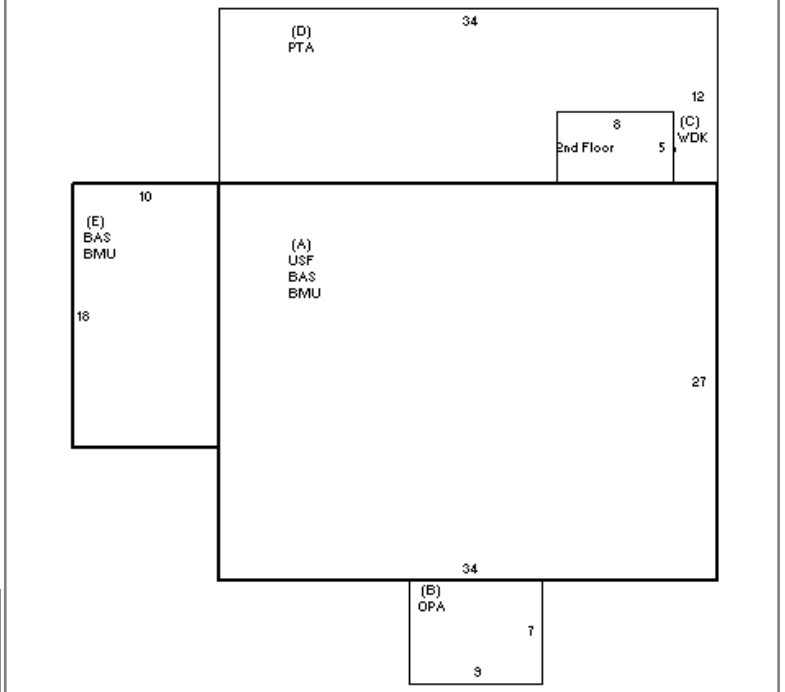
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16135	03/01/2016	2	ADDITIONS	23,450	10/11/2016	BC	0	100
09045	02/11/2009	1	NEW CONSTRUC	160,000	09/03/2009	TL	100	100
09040	02/06/2009	5	DEMOLITIONS		09/03/2009	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,060	1 1.00	100 1.00	100 1.00	1,555,620	3.42	A 1.00	BSP 6.60			1,107,740

TOTAL	9,060 SF	ZONING	1	FRNT	27
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,107,700	980,400
BUILDING	597,300	534,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,705,000**	**1,514,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/08/2018

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2022	NMP
LIST	1/8/2018	EST
REVIEW	1/8/2018	BC

YEAR BLT	2009	SIZE ADJ	1.005
NET AREA	2,016	DETAIL ADJ	1.000
$NLA(RCN)	$326	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	4	1.00
FIXTURES	17	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	73	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,098		55.41	60,840
+	BAS	L	BASE AREA	1,098	2009	291.70	320,291
A	USF	L	UPPER STORY FIN	918	2009	163.58	150,168
B	OPA	N	OPEN PORCH	63		116.45	7,336
C	WDK	N	WOOD DECK	40		96.30	3,852
D	PTA	N	PATIO	408		20.66	8,431
	BMF	N	BSMT FINISH	800		66.58	53,264
	F21	O	FPL 2S 1OP	1		13,385.80	13,386
	FIX	O	XTRA FIXTURES	12		3,236.03	38,832

TOTAL RCN	656,400

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

EFF.YR/AGE	2010 / 12		
COND	9 9 %		
FUNC	0		
ECON	0		
DEPR	9	% GD	91
RCNLD	$597,300		