Key: 470

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 466

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GARRITY WILLIAM J ETUX SARAH A GARRITY 1473 GREAT PLAIN AVE NEEDHAM, MA 02492	4.1-53-0	78 SAGAMORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GARRITY WILLIAM J ETUX	12/30/2013	QS	1,220,000	27912-133
MARIEB ELAINE E TR OF	11/07/2007	O	1,200,000	22460-227
SHEPHERD T NATHANAEL &	04/02/2004	A	750,000	18402-213

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-21-124	03/01/2021	3	ALT/RENO	7,000			100	100
		12	CYCLICAL		01/08/2018	BC	100	100
10524	09/10/2010	9	DECK	8,400			100	100
08371	07/14/2008	1	NEW CONSTRUC	343,500	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	14,375	1 1.00	100 1.00	100 1.00	1,555,620	2.27	A 1.00	BSP 6.60			1,162,820

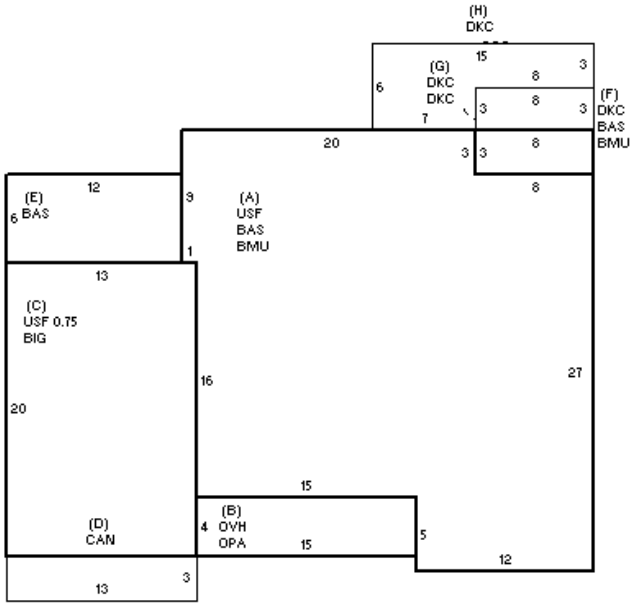
TOTAL	14,375 SF	ZONING	1	FRNT	117
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,162,800	1,029,100
BUILDING	555,700	497,200
DETACHED	900	800
OTHER	0	0
TOTAL	**1,719,400**	**1,527,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	G 1.20	A 0.75			224	5.08	900

PHOTO 01/08/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [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	11/2/2018	BC

YEAR BLT	2008	SIZE ADJ	1.010
NET AREA	1,791	DETAIL ADJ	1.000
$NLA(RCN)	$345	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	4	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	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
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	2	SOFTWOOD	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	744		73.43	54,634
+	USF	L	UPPER STORY FIN	915	2008	171.73	157,137
B	OPA	N	OPEN PORCH	60		122.25	7,335
B	OVH	L	OVERHANG	60	2008	288.91	17,335
C	BIG	N	BUILT-IN GARAGE	260		141.25	36,725
D	CAN	N	CANOPY	39		21.76	849
+	BAS	L	BASE AREA	816	2008	316.35	258,144
+	DKC	N	DECK-COMPOSITE	138		100.17	13,823
	BMF	N	BSMT FINISH	288		93.21	26,846
	F21	O	FPL 2S 1OP	1		14,053.00	14,053
	FIX	O	XTRA FIXTURES	9		3,397.27	30,575

TOTAL RCN	617,456

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

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$555,700