Key: 486

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 482

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SHARMAN PATRICIA A TRS SHARMAN FAMILY REV TRUST PO BOX 517 SAGAMORE BEACH, MA 02562	4.1-72-0	19 CATAUMET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SHARMAN PATRICIA A TRS	10/13/2021	F	1	34564-36
SHARMAN JOSEPH G & PATRIC	03/29/2021	F	10	33951-316
SHARMAN JOSEPH & PATRICIA	04/30/2019	P	205,000	31986-250

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	%
20019	01/07/2020	1	NEW CONSTRUC	400,000	12/23/2020	RP	100	100

LAND

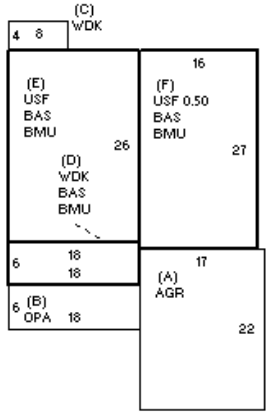
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,300	1 1.00	100 1.00	100 1.00	388,905	4.80	A 1.00	BAV 1.65			269,790

TOTAL	6,316 SF	ZONING	1	FRNT	58

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: changed from 132 to 130 due to a zoning bylaw-lot is grandfathered per bldg dept, see pk docs for buildblty lttr confirming 1300. 5/23/19 BC

ASSESSED	CURRENT	PREVIOUS
LAND	269,800	238,800
BUILDING	448,900	397,200
DETACHED	0	0
OTHER	0	0
TOTAL	**718,700**	**636,000**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/09/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	6/9/2020	RP
REVIEW	2/10/2021	TL

YEAR BLT	2020	SIZE ADJ	1.010
NET AREA	1,692	DETAIL ADJ	1.000
$NLA(RCN)	$265	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	0	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
A	AGR	N	ATT GARAGE	374		86.85	32,482
B	OPA	N	OPEN PORCH	108		85.37	9,220
+	WDK	N	WOOD DECK	140		49.17	6,884
+	BMU	N	BSMT UNFINISHED	1,008		45.37	45,738
+	BAS	L	BASE AREA	1,008	2020	238.87	240,778
+	USF	L	UPPER STORY FIN	684	2020	135.30	92,545
	FIX	O	XTRA FIXTURES	5		2,649.90	13,250
	GFP	O	GAS FIREPLACE	1		7,963.60	7,964

TOTAL RCN	448,860

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$448,900