

Key: 496

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 493

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
THOMAS ALEX 26 OAK STREET HYDE PARK, MA 02136				4.1-86-0				73 SQUANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
THOMAS ALEX				06/03/2004	QS	490,000	18674-130				
LISTENTOME LLC				06/13/2003	O	325,000	17079-179				
MAINEY OLIVE F				06/13/2003	X		17079-177				

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-23-758	11/13/2023	15	INSULATE/WEA	6,012			100	100
B-23-287	09/22/2023	9	DECK	19,750			0	0
B-23-213	07/28/2023	2	ADDITIONS	133,000			0	0
		12	CYCLICAL		12/18/2017	BC	100	100
03479	07/21/2003	3	ALT/RENO	25,000	05/24/2004	TL	100	100

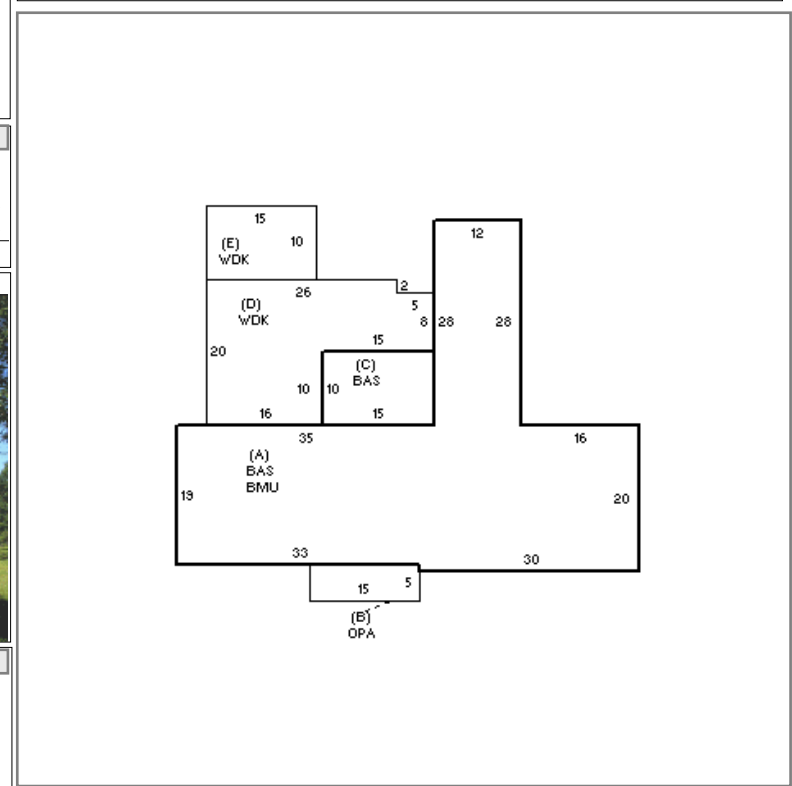
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	22,597	1	1.00	100	1.00	100	1.00	R05	1.25		236,350

TOTAL	22,608 SF	ZONING	1	FRNT	106	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Wampanoag Rd	LAND	236,400	209,200			
Infl1	AVG		BUILDING	345,800	306,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	582,200	515,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	08/25/2004
BLDG COMMENTS	



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/18/2017	SST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/20/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1925	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,713	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,563		32.27	50,431
\$NLA(RCN)	\$229	OVERALL	1.000	EXT COVER	3	ALUMINUM	1.00	B	OPA	N	OPEN PORCH	75		77.41	5,806
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,713	1925	178.89	306,433
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	610		21.57	13,160
				FLOOR COVER	13	HARDWOOD-W/W	1.00		F12	O	FPL 1S 2OP	1		8,504.20	8,504
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	4		2,150.80	8,603
				HEATING/COOLING	11	HT WATER CL AIR	1.05								
				FUEL SOURCE	2	GAS	1.00								
				USE	0		1.00								

TOTAL RCN	392,938
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE 2007 / 15	
COND	12 12 %
FUNC	0
ECON	0
DEPR	12 % GD 88
RCNLD	\$345,800