

Key: 497

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 494

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CURRENT OWNER				PARCEL ID				LOCATION			
DAVIDSON ELIZABETH & CARL E BOHLIN 27 MANOMET RD SAGAMORE BEACH, MA 02562				4.1-90-0				27 MANOMET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
				08/23/2012	QS	390,000	26610-260+2				
				01/04/1989	A	85,000	6584-134				

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-22-259	05/02/2022	3	ALT/RENO		11/28/2022	SL	100 100
13637	09/24/2013	10	WOODSTOVE	23,040	11/28/2022	SL	100 100
11678	10/25/2011	3	ALT/RENO	5,926	06/30/2013	DB	100 100
11644	10/17/2011	3	ALT/RENO	3,100	06/30/2011	DB	100 100
				3,000	06/30/2011	DB	100 100

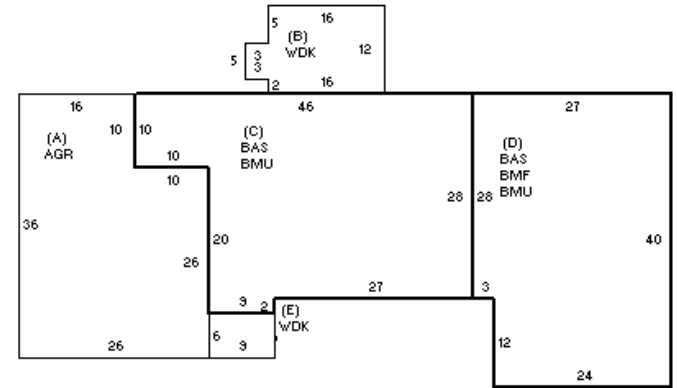
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CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	1	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R05	1.25		270,490
300	A	0.302	1	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R05	1.25		6,150

TOTAL	1.220 Acres		ZONING	1	FRNT	194	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		NOTE	Also frontage on Wampanoag Rd			LAND	276,600	244,800
Infl1	AVG			BUILDING	475,000	392,300			
N_Index	AVG			OTHER	0	0			
							TOTAL	751,600	637,100

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TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8X10			0.00	



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BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/28/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1998	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	565,449			
NET AREA	2,170	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	836		56.56	47,284	CONDITION ELEM CD				
\$NLA(RCN)	\$261	OVERALL	1.020	EXT COVER	4	VINYL	1.00	+	WDK	N	WOOD DECK	261		26.55	6,930	EXTERIOR	G			
				ROOF SHAPE	1	GABLE	1.00	+	BMU	N	BSMT UNFINISHED	2,170		29.46	63,918	INTERIOR	A			
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	2,170	1998	176.18	382,306	KITCHEN	A			
				FLOOR COVER	1	HARDWOOD	1.02	D	BMF	N	BSMT FINISH	1,044		35.58	37,146	BATHS	A			
				INT. FINISH	2	DRYWALL	1.00	F11	O	FPL 1S 1OP	1		8,219.30	8,219	HEAT	A				
				HEATING/COOLING	11	HT WATER CL AIR	1.05	FIX	O	XTRA FIXTURES	9		2,183.01	19,647	ELECT	A				
				FUEL SOURCE	1	OIL	1.00													
				USE	0		1.00													
																		EFF.YR/AGE	2003 / 19	
																		COND	16 16 %	
																		FUNC	0	
																		ECON	0	
																		DEPR	16 % GD 84	
																		RCNLD	\$475,000	