

Key: 498

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 495

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PERRY DONALD E PO BOX 1087 SAGAMORE BEACH, MA 02562				4.1-91-0				65 SQUANTO RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PERRY DONALD E				12/13/2017	F	1	30958-333				
KOLDYS GREGORY J TR				06/04/2013	P	140,000	27432-238				
HAROLD JOSEPH R III TR				10/07/2009	F	1	24080-171				

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	%
B-20-188	07/15/2020	8	POOL	45,000	05/20/2021		100	100
13562	08/26/2013	1	NEW CONSTRUC	395,000	09/04/2014	TL	100	100

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	0.008	1	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R05	1.25		160

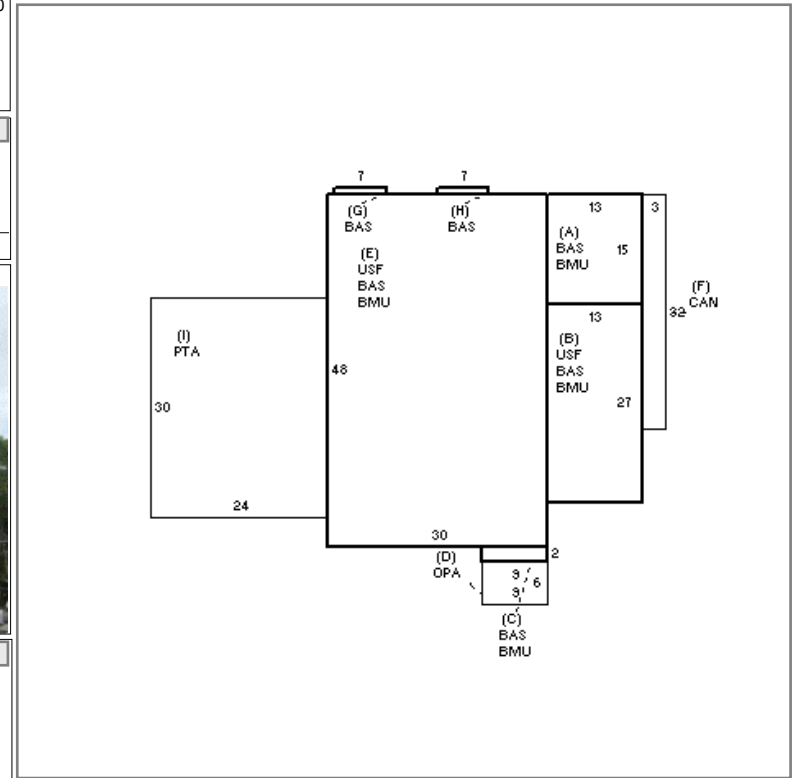
TOTAL	40,337 SF	ZONING	1	FRNT	203	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E Also frontage on Wampanoag and Algonquin	LAND	270,700	239,500			
Infl1	AVG		BUILDING	983,600	870,300			
N_Index	AVG		DETACHED	27,400	26,100			
			OTHER	0	0			
			TOTAL	1,281,700	1,135,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	E	1.90	10 0.90	15 X 36	2020	540	56.46	27,400



BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	NMP
MODEL	1		RESIDENTIAL	LIST	7/18/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/20/2021	TL
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2013	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,809	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$272	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	4	1.00		INT. FINISH	1	PLASTER	1.00
BATHROOMS	3	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03
FIXTURES	13	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	2	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					



S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	1,035,364
+	BMU	N	BSMT UNFINISHED	2,004		44.93	90,043	CONDITION ELEM	CD
+	USF	L	UPPER STORY FIN	1,791	2013	162.58	291,173	EXTERIOR	A
D	OPA	N	OPEN PORCH	54		119.83	6,471	INTERIOR	A
F	CAN	N	CANOPY	96		19.89	1,909	KITCHEN	A
+	BAS	L	BASE AREA	2,018	2013	268.74	542,326	BATHS	A
I	PTA	N	PATIO	720		21.26	15,309	HEAT	A
BMG	O		BSMT GARAGE	2		11,146.10	22,292	ELECT	A
FIX	O		XTRA FIXTURES	11		3,330.13	36,631		
GFP	O		GAS FIREPLACE	1		10,007.70	10,008		
JAC	O		JACUZZI	1		19,202.30	19,202		

EFF.YR/AGE	2014 / 8
COND	5 5 %
FUNC	0
ECON	0
DEPR	5 % GD 95
RCNLD	\$983,600