

Key: 4991

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.120

LEGAL

LAND

DETACHED

BUILDING

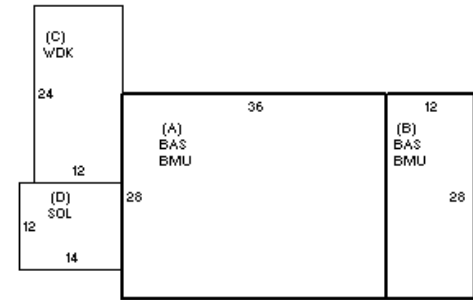
| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|------------|--------------|-------------|--|--|--|
| SULLIVAN JOSEPH L & CHRISTINE G SULLIVAN 4 FARNUM RD BOURNE, MA 02532 | | | | 24.2-9-0 | | | | 4 FARNUM RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| SULLIVAN JOSEPH L & GREER CHRISTINE D | | | | 07/14/2022 | F | 1 | 35246-343 | | | | |
| SPAULDING MARILYN J | | | | 12/27/2012 | QS | 286,000 | 26987-225 | | | | |
| | | | | 08/04/1988 | XX | | 6380-321 | | | | |

| 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-21-222 | 07/01/2021 | 3 | ALT/RENO | 18,500 | 05/05/2022 | | 100 | 100 |
| B-21-92 | 03/07/2021 | 3 | ALT/RENO | 21,000 | 05/05/2022 | | 100 | 100 |
| 181046 | 12/04/2018 | 4 | DETACH.STRUC | 20,000 | 05/07/2019 | TL | 100 | 100 |
| 17581 | 07/31/2017 | 3 | ALT/RENO | 14,000 | 05/07/2019 | TL | 100 | 100 |
| 17491 | 06/28/2017 | 3 | ALT/RENO | 10,000 | | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | |
|-------|---|----------|------|-------|---------|-----------|--------|------|------|-----|------------|-----------|----------|
| 100 | S | 20,280 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | A | 1.00 | R07 | 1.25 | 231,810 | |
| TOTAL | | | | | | 20,299 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |

| Nbhd | Infl1 | N_Index | LAND | BUILDING | DETACHED | OTHER | TOTAL |
|--------|-------|---------|---------|----------|----------|-------|---------|
| BOURNE | AVG | AVG | 231,800 | 334,400 | 24,400 | 0 | 590,600 |
| | | | 205,200 | 295,900 | 23,200 | 0 | 524,300 |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|--------|
| APO | A | 1.00 | 50 0.50 | 15 X 30 | 2015 | 0.00 | |
| SHF | A | 1.00 | 10 0.90 | 10 X 12 | 2019 | 16.42 | 1,800 |
| DGF | G | 1.20 | 10 0.90 | 24 X 24 | 2019 | 43.60 | 22,600 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/7/2019 | TL |
|----------|----|------|-------------------|---------|----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/7/2019 | TL |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 5/5/2022 | TL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1984 | SIZE ADJ | 1.015 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 363,494 | |
|-----------------|-------|------------|-------|-----------------|----|-----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|--|
| NET AREA | 1,344 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,344 | | 33.72 | 45,323 | CONDITION ELEM | CD | |
| \$NLA(RCN) | \$270 | OVERALL | 1.040 | EXT COVER | 15 | VINYL SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,344 | 1984 | 198.43 | 266,695 | EXTERIOR | G | |
| CAPACITY | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | WDK | N | WOOD DECK | 288 | | 27.34 | 7,874 | INTERIOR | G | |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | D | SOL | N | SOLARIUM | 168 | | 101.17 | 16,997 | KITCHEN | A | |
| ROOMS | 5 | 1.00 | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | BMF | N | BSMT FINISH | 200 | | 61.68 | 12,336 | BATHS | G | |
| BEDROOMS | 3 | 1.00 | | INT. FINISH | 2 | DRYWALL | 1.00 | | BMG | O | BSMT GARAGE | 1 | | 7,524.30 | 7,524 | HEAT | U | |
| BATHROOMS | 2 | 1.00 | | HEATING/COOLING | 11 | HT WATER CL AIR | 1.05 | | FIX | O | XTRA FIXTURES | 3 | | 2,248.07 | 6,744 | ELECT | U | |
| FIXTURES | 8 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | | | | |
| GARAGE CAPACITY | 1 | 1.00 | | USE | 0 | | 1.00 | | | | | | | | | | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | | | | |
| # OF HALF BATHS | 0 | 1.00 | | | | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | | | | |
| EFF.YR/AGE | | | | | | | | | | | | | | | | 2011 / 11 | | |
| COND | | | | | | | | | | | | | | | | 8 8 % | | |
| FUNC | | | | | | | | | | | | | | | | 0 | | |
| ECON | | | | | | | | | | | | | | | | 0 | | |
| DEPR | | | | | | | | | | | | | | | | 8 % GD 92 | | |
| RCNLD | | | | | | | | | | | | | | | | \$334,400 | | |