

Key: 507

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 504

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
FOLEY MARK E 475 WILLISTON RD SAGAMORE BEACH, MA 02562				4.1-104-0				22-24 WAMPANOAG RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FOLEY MARK E				10/13/2020	F		1 33355-311				
LUONI A DONALD				12/02/1999	X		12698-256				
LUONI A DONALD &				02/17/1987	XX		5560+-212+				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-22-461	07/26/2022	3	ALT/RENO	100,000			0	0

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	21,000 1	1.00	100	1.00	100	1.00	279,894	1.64	05	0.95 R05	1.25	221,560

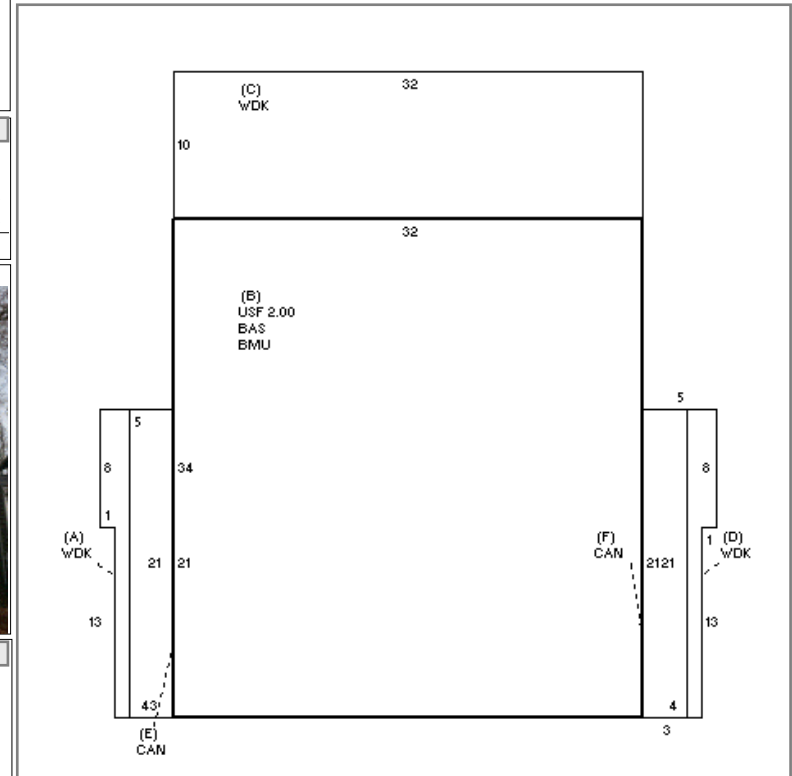
TOTAL	20,996 SF	ZONING	1	FRNT	90	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E topo =catch basin; view of water from property Also frontage on Williston Rd	LAND	221,600	196,100			
Infl1	AVG		BUILDING	397,600	351,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	619,200	547,900			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	11/30/2017	EST
STYLE	11	1.05	DUPLEX [100%]	REVIEW	10/31/2018	BC
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1916	SIZE ADJ	0.995
NET AREA	3,264	DETAIL ADJ	1.000
\$NLA(RCN)	\$160	OVERALL	1.030
CAPACITY		UNITS	ADJ
STORIES	3	1.00	
ROOMS	12	1.00	
BEDROOMS	6	1.00	
BATHROOMS	2	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	2	CLAPBOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	35	WW-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	504		22.98	11,584
B	BMU	N	BSMT UNFINISHED	1,088		39.24	42,693
B	BAS	L	BASE AREA	1,088	1916	206.57	224,752
B	USF	L	UPPER STORY FIN	2,176	1916	93.23	202,875
E	CAN	N	CANOPY	63		14.18	893
F	CAN	N	CANOPY	63		14.18	893
BMG	O		BSMT GARAGE	1		7,670.40	7,670
F32	O		FPL 3S 2OP	1		10,354.20	10,354
FIX	O		XTRA FIXTURES	7		2,291.61	16,041
KIT	O		EXTRA KITCHEN	1		5,405.20	5,405

TOTAL RCN	523,161
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$397,600