Key: **510**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 507

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
HERLIHY MARY C TRS MARY C HERLIHY REV TRUST PO BOX 1775 SAGAMORE BEACH, MA 02562	4.1-108-0	449 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
HERLIHY MARY C TRS	04/12/2021	F	100	34004-148
HERLIHY MARY C	06/16/1989	QS	295,000	6774-105

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-21-71	02/22/2021	9	DECK	15,000	05/27/2022		100	100
14771	09/16/2014	3	ALT/RENO	25,971			100	100
04324	05/17/2004	3	ALT/RENO		07/09/2004	TL	100	100
960551	11/06/1996	5	DEMOLITIONS	600	03/27/1997	JC	100	100
900282	06/01/1990	9	DECK	4,800	11/01/1991	HS	100	100

LAND

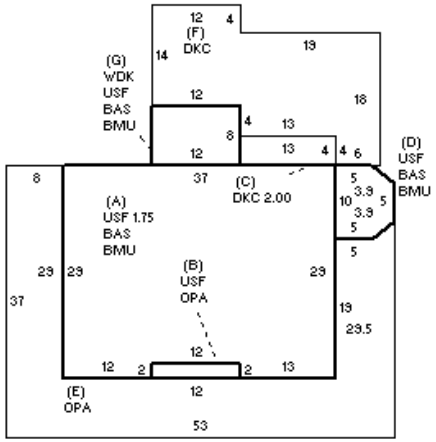
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,758	1 1.00	100 1.00	100 1.00	294,625	1.80	A 1.00	R05 1.25			228,830

TOTAL	18,774 SF	ZONING	1	FRNT	88

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: house is located on Wampanoag Rd
Also frontage on Wampanoag Rd and Samoset Rd

ASSESSED	CURRENT	PREVIOUS
LAND	228,800	202,500
BUILDING	574,400	508,200
DETACHED	0	0
OTHER	0	0
TOTAL	**803,200**	**710,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/19/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	12/19/2017	EST
REVIEW	2/19/2021	RP

YEAR BLT	1986	SIZE ADJ	0.995
NET AREA	3,247	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,218		36.36	44,292
+	BAS	L	BASE AREA	1,218	1986	213.98	260,623
+	USF	L	UPPER STORY FIN	2,029	1986	98.62	200,102
+	OPA	N	OPEN PORCH	836		66.99	56,003
+	DKC	N	DECK-COMPOSITE	562		71.47	40,167
G	WDK	N	WOOD DECK	96		50.08	4,808
	F21	O	FPL 2S 1OP	2		10,027.10	20,054
	FIX	O	XTRA FIXTURES	5		2,424.08	12,120

TOTAL RCN	638,169

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$574,400