

Key: 516

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 513

LEGALS

LAND

CURRENT OWNER		PARCEL ID		LOCATION	
CASASSA CHARLES M JR & C/O BERGERON LAURA TRS & 492 WILLISTON RD SAGAMORE BEACH, MA 02562		4.1-118-0		492 WILLISTON RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
BERGERON LAURA TRS & CASASSA CHARLES M JR &		10/20/2023	QS	1,150,000	36045-163
		08/07/1961	F		1124-80

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 %
990300	06/01/1999	1	NEW CONSTRUC	138,000	02/09/2000	EB	100 100
		13	OTHER				100 100
		12	CYCLICAL				100 100

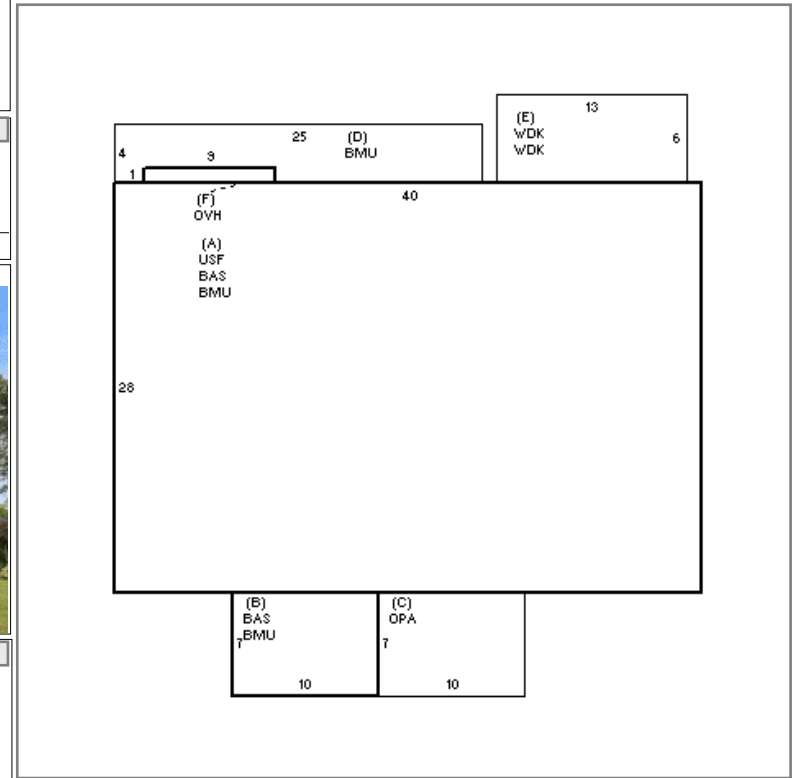
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	11,532 1	1.00	100	1.00	100	1.00	518,540	2.75	A	1.00	BA+ 2.20	377,790

TOTAL	11,543 SF	ZONING	1	FRNT	119	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	Also frontage on Shawmut Rd			LAND	377,800	334,400
Infl1	AVG		LAND	443,500	361,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	821,300	696,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/28/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	11/2/2018	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1999	SIZE ADJ	1.005
NET AREA	2,319	DETAIL ADJ	1.000
\$NLA(RCN)	\$213	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	1.00	
GARAGE CAPACITY	2	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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	1,290		37.44	48,292
+	BAS	L	BASE AREA	1,190	1999	224.95	267,693
A	USF	L	UPPER STORY FIN	1,120	1999	121.83	136,453
C	OPA	N	OPEN PORCH	70		89.81	6,287
E	WDK	N	WOOD DECK	156		40.98	6,394
F	OVH	L	OVERHANG	9	1999	212.23	1,910
	F22	O	FPL 2S 2OP	1		10,805.40	10,805
	FIX	O	XTRA FIXTURES	6		2,495.60	14,974

TOTAL RCN	492.807
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$443,500