

Key: 524

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 522

LEGAL LAND

CURRENT OWNER				PARCEL ID				LOCATION								
GOUDIE JAMES QC & C/O REDMAN JEFFREY & 480 WILLISTON RD SAGAMORE BEACH, MA 02562				4.1-126-0				480 WILLISTON RD								
				TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)							
				REDMAN JEFFREY & GOUDIE JAMES QC & ABORN SUSAN M		05/31/2023 09/30/2005 12/27/2000	QS QS F	1,340,000 1,250,000 1	35815-323 20319-45 13451-320							
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	17,940	1	1.00	100	1.00	100	1.00	848,520	1.87	A	1.00	BVG	3.60		654,400

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	%
11631	10/13/2011	9	DECK	3,000			100	100
09560	11/05/2009	9	DECK	600	02/10/2010	TL	100	100
980200	04/30/1998	2	ADDITIONS	160,000	08/27/1999	MS	100	100
980144	03/31/1998	5	DEMOLITIONS	160,000			100	100
		13	OTHER				100	100

LAND

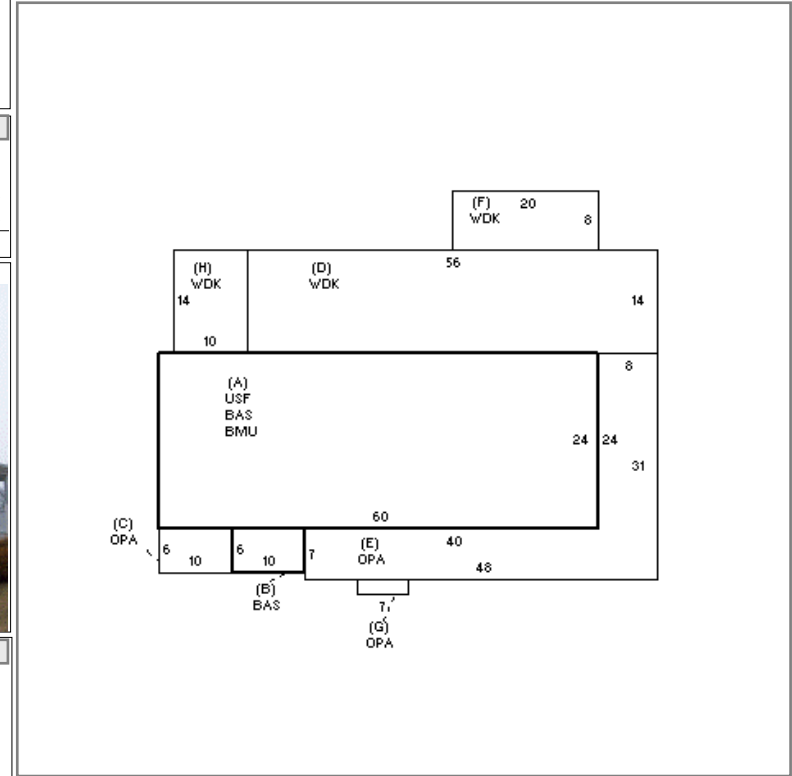
TOTAL	17,947 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E panoramic views of sape Cod Bay Also frontage on Pocasset Rd and Forrest Rd	LAND	654,400	579,200			
Infl1	AVG		BUILDING	604,000	534,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,258,400	1,113,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	NMP
MODEL	1		RESIDENTIAL	LIST	2/10/2010	TL
STYLE	5	1.00	COLONIAL [100%]	REVIEW	7/26/2018	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

LAND

YEAR BLT	1998	SIZE ADJ	1.000
NET AREA	2,940	DETAIL ADJ	1.000
\$NLA(RCN)	\$219	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	4	1.00	
BATHROOMS	2	1.00	
FIXTURES	11	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,440		37.25	53,640
EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	1,440	1998	121.23	174,567
ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	1,500	1998	213.91	320,861
ROOF COVER	1	ASP/COMP SHIN	1.00	+	OPA	N	OPEN PORCH	602		68.62	41,310
FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	1,084		24.91	26,998
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		10,271.30	10,271
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	6		2,483.18	14,899
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	642,545
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE 2013 / 9	
COND	6 6 %
FUNC	0
ECON	0
DEPR	6 % GD 94
RCNLD \$604,000	