Key: 529

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 527

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WYMAN EDWARD CUTTER ETUX MICHELE D BILODEAU PO BOX 434 SUTTON, MA 01590	4.1-132-1	49 SAMOSET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WYMAN EDWARD CUTTER ETUX	01/18/2017	F	1	30242-45
BILODEAU MICHELE D	06/09/2014	QS	500,000	28193-187
COX ESTHER S &	04/13/1984	XX		4066-277

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	%
EXB-21-811	11/07/2021	15	INSULATE/WEA	7,449			100	100
		12	CYCLICAL		12/11/2017	BC	100	100
17434	06/12/2017	3	ALT/RENO	10,000			100	100
151021	11/02/2015	3	ALT/RENO	3,500			100	100
930345	07/02/1993	2	ADDITIONS	6,500	12/29/1993	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	5,380	1 1.00	100 1.00	100 1.00	848,520	5.57	A 1.00	BVG 3.60			583,440

TOTAL	5,401 SF	ZONING	1	FRNT	91

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

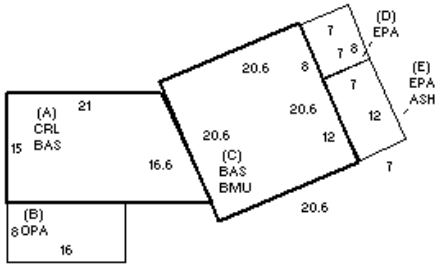
NOTE: Also has frontage on Forrest Rd

ASSESSED	CURRENT	PREVIOUS
LAND	583,400	516,400
BUILDING	193,100	170,900
DETACHED	0	0
OTHER	0	0
TOTAL	**776,500**	**687,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/11/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2022	NMP
LIST	12/11/2017	EST
REVIEW	11/1/2018	DB

YEAR BLT	1949	SIZE ADJ	1.020
NET AREA	793	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	3	1.00
BEDROOMS	1	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	793	1949	208.29	165,177
A	CRL	N	BSMT CRAWL	368		34.59	12,731
B	OPA	N	OPEN PORCH	128		69.28	8,868
C	BMU	N	BSMT UNFINISHED	425		46.48	19,755
+	EPA	N	ENCLOSED PORCH	140		83.08	11,631
E	ASH	N	ATT SHED	84		24.09	2,024
	BMG	O	BSMT GARAGE	1		7,197.90	7,198
	F11	O	FPL 1S 1OP	1		8,096.60	8,097

TOTAL RCN	235,479

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$193,100