Key: **554**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 553

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
THOMAS BRENDAN & CASSANDRA **14 TECUMSEH ROAD** **SAGAMORE BEACH, MA 02562**	**4.1-157-0**	**14 TECUMSEH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
THOMAS BRENDAN & CASSANDR	01/16/2018	QS	499,999	31026-212
GREEN MOUNTAIN PROP GROUP	05/12/2017	U	278,000	30483-22
BRESSETTE CHRISTOPHER ETU	11/22/2002	QS	380,000	15966-114

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	%
18252	04/05/2018	15	INSULATE/WEA	3,703			100	100
		12	CYCLICAL		02/06/2018	KT	100	100
960458	09/20/1996	3	ALT/RENO	2,000	03/18/1997	JC	100	100

LAND

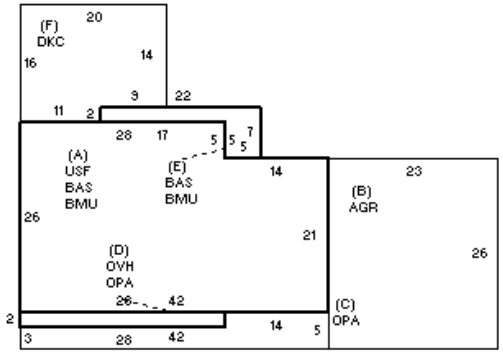
CD	T	AC/SF/UN	Nbhd		Infl1		N_Index		ADJ BASE	SAF	Topo		Lpi		VC	CREDIT AMT	ADJ VALUE
100	S	40,000	1	1.00	100	1.00	100	1.00	294,625	1.00	A	1.00	R05	1.25			270,490
300	A	0.017	1	1.00	100	1.00	100	1.00	20,375	1.00	A	1.00	R05	1.25			350

TOTAL	40,729 SF	ZONING	1	FRNT	201

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Squanto Rd

ASSESSED	CURRENT	PREVIOUS
LAND	270,800	239,700
BUILDING	465,200	411,600
DETACHED	1,700	1,700
OTHER	0	0
TOTAL	**737,700**	**653,000**



DETACHED

TY	QUAL		COND		DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	L	0.90	A	0.75	8 X 10		80	15.21	900
OSH	A	1.00	50	0.50	12 X 12		144	11.45	800

PHOTO 12/01/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/19/2022	NMP
LIST	12/1/2017	BC
REVIEW	8/16/2019	RP

YEAR BLT	1964	SIZE ADJ	1.005
NET AREA	2,169	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.040

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	2	1.00
% BSMT FINISH	82	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	4	VINYL	1.00
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	1,091		38.11	41,581
+	BAS	L	BASE AREA	1,091	1964	200.64	218,902
A	USF	L	UPPER STORY FIN	1,022	1964	108.67	111,058
B	AGR	N	ATT GARAGE	598		64.60	38,630
+	OPA	N	OPEN PORCH	210		61.51	12,918
D	OVH	L	OVERHANG	56	1964	189.29	10,600
F	DKC	N	DECK-COMPOSITE	302		65.63	19,819
	BMF	N	BSMT FINISH	858		36.28	31,126
	F21	O	FPL 2S 1OP	1		9,207.20	9,207
	F22	O	FPL 2S 2OP	1		9,637.80	9,638
	FIX	O	XTRA FIXTURES	6		2,225.93	13,356

TOTAL RCN	516,834

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

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$465,200