

Key: 557

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 555

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SARMANIAN MICHAEL & DONNA SARMANIAN 32 TAMAROCK TERRACE STONEHAM, MA 02180-1470				4.1-160-0				6 SAMOSET RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SARMANIAN MICHAEL &				01/20/1989	O	75,000	6602-42				

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	%
940237	05/27/1994	12	CYCLICAL		12/11/2017	BC	100	100
920219	05/07/1992	3	ALT/RENO	1,000	11/28/1995	JC	100	100
		1	NEW CONSTRUC	56,000	08/03/1994	DMB	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000 1	1.00	100	1.00	100	1.00	294,625	5.02	A	1.00	R05 1.25	203,800

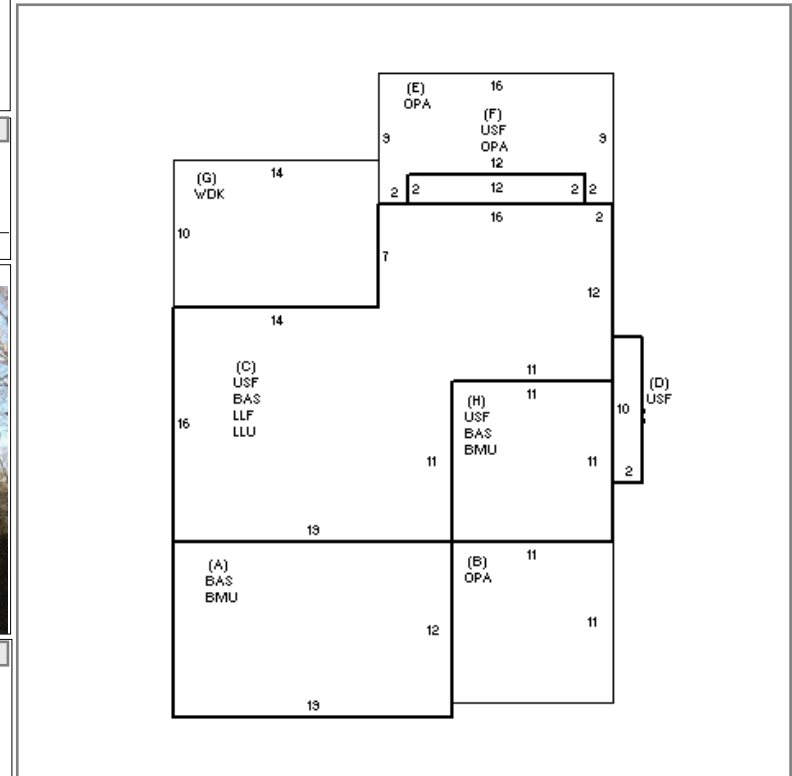
TOTAL	6,011 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	203,800	180,400			
Infl1	AVG		BUILDING	326,200	288,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	530,000	469,100			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/11/2017	BC
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	11/1/2018	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1992	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	412,915
NET AREA	1,927	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	349		75.52	26,355		
\$NLA(RCN)	\$214	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	820	1992	243.95	200,040		
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	265		72.40	19,186		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	LLU	N	LOWER LEVEL UNF	471		44.60	21,008		
				FLOOR COVER	1	HARDWOOD	1.02	C	LLF	L	LOWER LEVEL FIN	471	1992	75.91	35,753		
				INT. FINISH	2	DRYWALL	1.00	+	USF	L	UPPER STORY FIN	636	1992	133.76	85,072		
				HEATING/COOLING	2	HOT WATER	1.02	G	WDK	N	WOOD DECK	140		48.61	6,805		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		10,836.70	10,837		
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,619.87	7,860		



CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1998 / 24	
COND	21	21 %
FUNC	0	
ECON	0	
DEPR	21	% GD 79
RCNLD	\$326,200	