

Key: 558

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 556

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION				
KAMIN MICHAEL J & MARGARET M KAMIN 10 SAMOSET RD SAGAMORE BEACH, MA 02562				4.1-161-0				10 SAMOSET RD				
				TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)	
				KAMIN MICHAEL J & DUGGAN PATRICIA M				07/07/2020	QS	525,000	33048-314	
				DUGGAN JOHN J & PATRICIA				12/03/2019	F	100	32791-98 32514-65	

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 %
SR-20-22	08/18/2020	4	DETACH.STRUC	1,200			100 100
H594	06/24/2020	1	NEW CONSTRUC				100 100
1941056	11/14/2019	1	NEW CONSTRUC	145,000	07/28/2020	RP	100 100
		13	OTHER		02/01/2019	DB	100 100

LAND

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 per consultant = bld	LAND	203,800	180,400			
Infl1	AVG		BUILDING	422,400	373,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	626,200	554,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/10/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/3/2020	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	5/17/2021	
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2020	SIZE ADJ	1.015
NET AREA	1,393	DETAIL ADJ	1.000
\$NLA(RCN)	\$303	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	15	VINYL 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	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	796		70.64	56,232
A	BAS	L	BASE AREA	796	2020	316.56	251,984
A	USF	L	UPPER STORY FIN	597	2020	168.87	100,813
B	OPA	N	OPEN PORCH	72		117.62	8,468
C	WDK	N	WOOD DECK	60		82.36	4,942

TOTAL RCN	422,439
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100

RCNLD	\$422,400
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