

Key: 560

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 558

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LORING JEFFREY & COLLEEN FARLEY TRS SAMOSET REALTY TRUST PO BOX 1402 SAGAMORE BEACH, MA 02562				4.1-163-0				445 WILLISTON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LORING JEFFREY & COLLEEN F				10/16/2019	QS	779,310	32383-98				
RUSSELL GORDON C TR OF				09/08/2005	F	1	20241-131				
RUSSELL GORDON C ETUX				11/20/2003	QS	640,000	17949-164				

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	%
B-22-141	06/15/2022	9	DECK	3,000				0
EXB-21-20	01/12/2021	6	FENCE	22,000	04/05/2021		100	100
EXB-20-516	12/13/2020	3	ALT/RENO	98,920	04/05/2021		100	100
B-20-23	04/16/2020	14	SOLAR	29,600			100	100
19507	06/06/2019	3	ALT/RENO	10,000	06/09/2020	RP	100	100

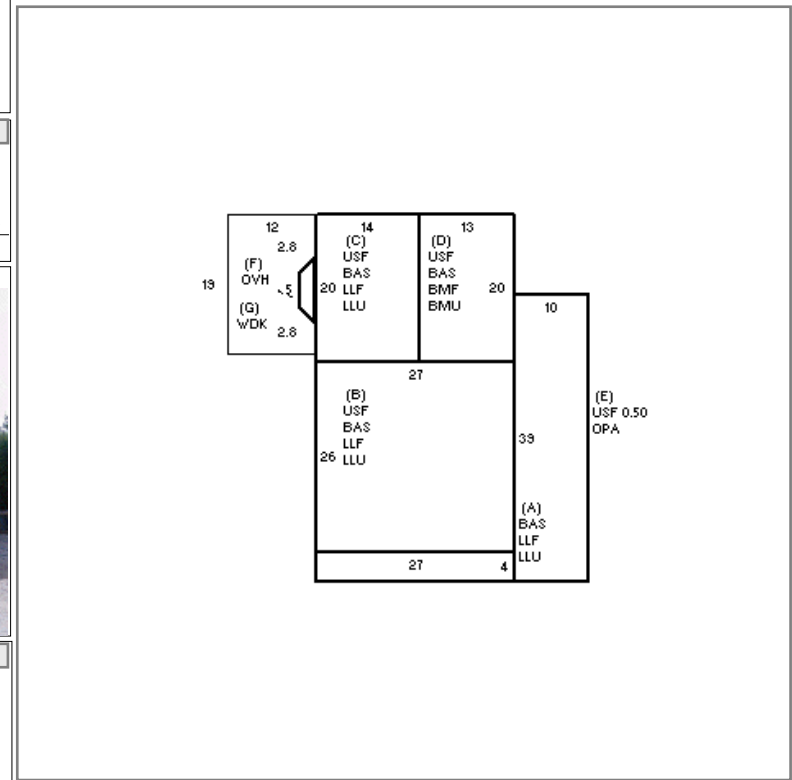
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	26,460	1	1.00	100	1.00	100	1.00	518,540	1.36	A	1.00	BA+	2.20			429,320

TOTAL	26,441 SF	ZONING	1	FRNT	150	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E waterview Also frontage on Samoset Rd	LAND	429,300	380,000			
Infl1	AVG		BUILDING	584,900	517,600			
N_Index	AVG		DETACHED	24,800	23,500			
			OTHER	0	0			
			<b>TOTAL</b>	<b>1,039,000</b>	<b>921,100</b>			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.30	10 0.90	16 X 32	2004	512 38.63	17,800
JAC	V	1.30	10 0.90			1 7,756.71	7,000



BUILDING	CD	ADJ	DESC	MEASURE	1/21/2022	NMP
MODEL	1		RESIDENTIAL	LIST	6/9/2020	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/5/2021	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1900	SIZE ADJ	0.990	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	3,891	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$163	OVERALL	1.040	EXT COVER	4	VINYL	1.00
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	10	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	5	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	2	HOT WATER	1.02
FIXTURES	14	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	1,090		34.64	37,755
+	LLF	L	LOWER LEVEL FIN	1,090	1900	58.95	64,252
+	BAS	L	BASE AREA	1,350	1900	203.22	274,351
+	USF	L	UPPER STORY FIN	1,437	1900	112.40	161,516
D	BMU	N	BSMT UNFINISHED	260		66.37	17,255
D	BMF	N	BSMT FINISH	260		63.17	16,424
E	OPA	N	OPEN PORCH	390		63.62	24,813
F	OVH	L	OVERHANG	14	1900	195.75	2,741
G	WDK	N	WOOD DECK	228		28.00	6,384
	F21	O	FPL 2S 1OP	1		9,523.20	9,523
	FIX	O	XTRA FIXTURES	9		2,302.22	20,720

TOTAL RCN	635,732
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$584,900