

Key: 575

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 575

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
COMEAU KEITH F ETUX JUDITH A COMEAU 152 CLARK RD SAGAMORE BEACH, MA 02562				4.1-180-0				152 CLARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
COMEAU KEITH F ETUX				04/29/2016	QS	556,000	29613-87				
CHASE WILLIAM F ETUX				10/12/2011	F	10	25749-7				
CHASE MEREDITH E				02/03/1994	QS	262,500	10323-256				

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	%
08678	12/15/2008	10	WOODSTOVE	4,000	06/15/2009		100	100
960402	08/23/1996	10	WOODSTOVE	1,300	04/07/1997	JC	100	100
900539	10/03/1990	10	WOODSTOVE	300	10/28/1991	HS	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	518,540	5.02	A	1.00	BA+	2.20				358,690

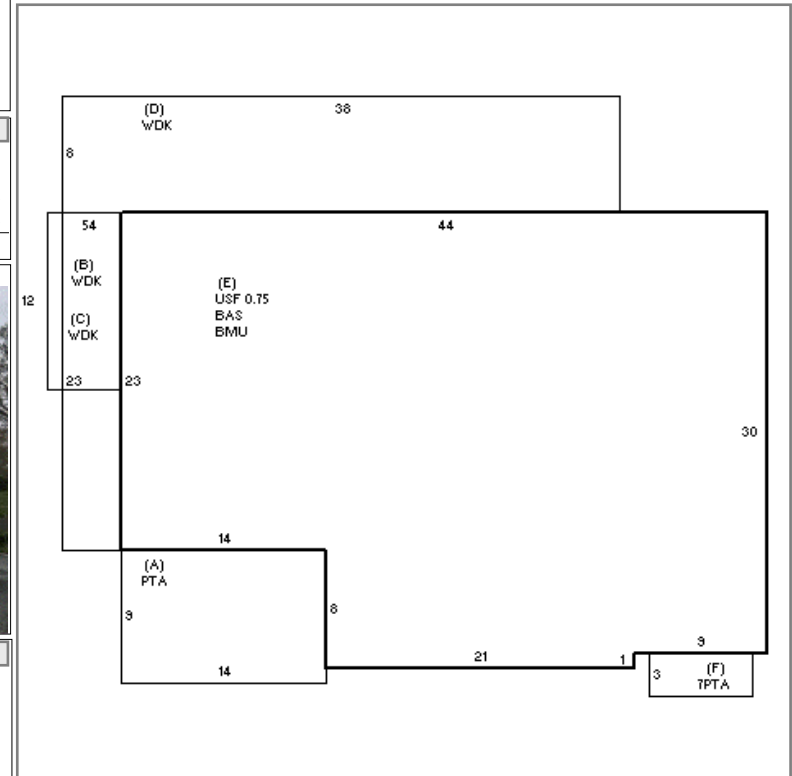
TOTAL	6,011 SF	ZONING	1	FRNT	70	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE				LAND	358,700	317,400
Infl1	AVG		BUILDING	433,100	383,300			
N_Index	AVG		DETACHED	900	800			
			OTHER	0	0			
						TOTAL	792,700	701,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 10			0.00	
WDK	A	1.00	A 0.75 8 X 8		64	18.30	900



BUILDING	CD	ADJ	DESC	MEASURE	7/9/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/12/2017	TL
STYLE	4	1.05	CAPE [100%]	REVIEW	6/13/2018	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1986	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,175	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	PTA	N	PATIO	147		17.03	2,504
\$NLA(RCN)	\$249	OVERALL	1.130	EXT COVER	1	WOOD SHINGLE	1.02	+	WDK	N	WOOD DECK	456		25.47	11,614
				ROOF SHAPE	1	GABLE	1.00	E	BMU	N	BSMT UNFINISHED	1,243		38.09	47,350
				ROOF COVER	2	WOOD SHINGLES	1.02	E	BAS	L	BASE AREA	1,243	1986	224.16	278,625
				FLOOR COVER	2	SOFTWOOD	1.02	E	USF	L	UPPER STORY FIN	932	1986	128.37	119,637
				INT. FINISH	2	DRYWALL	1.00	E	BMF	N	BSMT FINISH	630		52.25	32,915
				HEATING/COOLING	2	HOT WATER	1.02	BMG	O	BSMT GARAGE	2		8,499.65	16,999	
				FUEL SOURCE	1	OIL	1.00	F23	O	FPL 2S 3OP	1		11,473.60	11,474	
				USE	0		1.00	FIX	O	XTRA FIXTURES	8		2,539.44	20,316	



CAPACITY			UNITS	ADJ
STORIES		1.75	1.00	
ROOMS		6	1.00	
BEDROOMS		2	1.00	
BATHROOMS		3	1.00	
FIXTURES		13	1.00	
GARAGE CAPACITY		2	1.00	
% BSMT FINISH		0	1.00	
# OF HALF BATHS		0	1.00	
# OF UNITS		1	1.00	

TOTAL RCN	541,434
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$433,100