

Key: 583

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 582

LEGALS

LAND

DETACHED

BUILDING

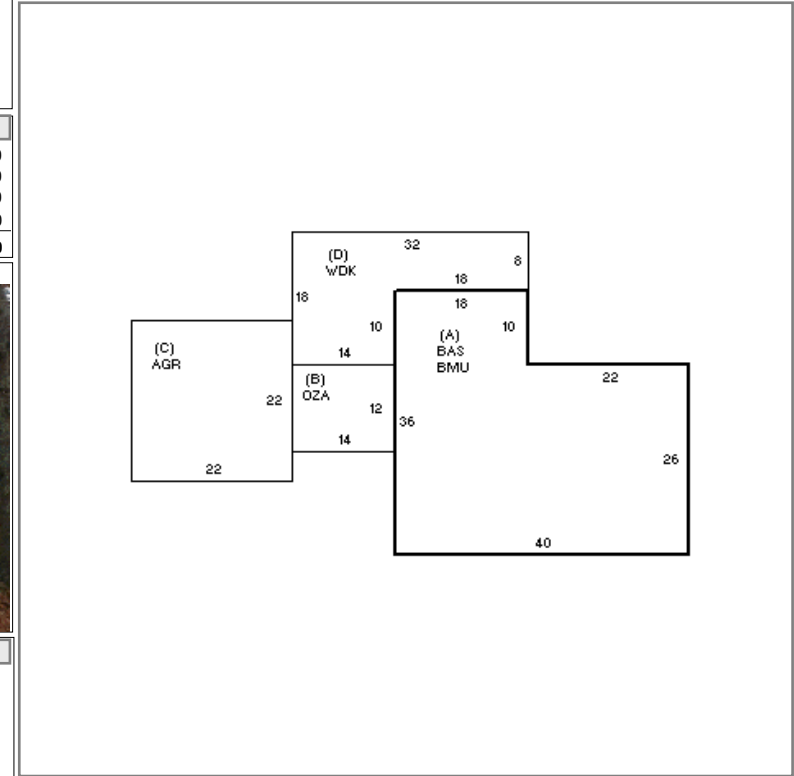
CURRENT OWNER				PARCEL ID				LOCATION			
FINK THOMAS C TR THOMAS C FINK FAMILY REV TRUST 28 TECUMSEH RD SAGAMORE BEACH, MA 02562				4.1-189-0				28 TECUMSEH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
FINK THOMAS C TR FINK THOMAS C				04/29/2013	F XX	10	27330-157 04580-00172				

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-20-387 18281	12/14/2020 04/11/2018	3 3 12	ALT/RENO ALT/RENO CYCLICAL	19,950 10,000	03/22/2021 12/04/2017	BC	100 100 100	100 100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	36,943	1	1.00	100	1.00	100	1.00	294,625	1.06	A	1.00	R05	1.25			264,490

TOTAL	36,939 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Squanto Rd	LAND	264,500	234,100			
Infl1	AVG		BUILDING	303,000	268,100			
N_Index	AVG		DETACHED	14,000	13,300			
			OTHER	0	0			
			TOTAL	581,500	515,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 22 X 22		484	38.49	14,000



BUILDING	CD	ADJ	DESC	MEASURE	1/19/2022	NMP
MODEL	1		RESIDENTIAL	LIST	12/4/2017	BC
STYLE	1	0.95	RANCH [100%]	REVIEW	3/22/2021	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1985	SIZE ADJ	1.015
NET AREA	1,220	DETAIL ADJ	1.000
\$NLA(RCN)	\$303	OVERALL	1.010

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,220		32.75	39,955
EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,220	1985	192.71	235,106
ROOF SHAPE	1	GABLE	1.00	B	OZA	N	OPEN BREEZEWAY	168		42.29	7,105
ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	484		63.36	30,666
FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	396		21.90	8,672
INT. FINISH	2	DRYWALL	1.00	BMF	N	BSMT FINISH	740		44.92	33,238	
HEATING/COOLING	2	HOT WATER	1.02	F11	O	FPL 1S 1OP	1		8,219.70	8,220	
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3		2,183.23	6,550	
USE	0		1.00								

TOTAL RCN	369,512	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	G	
BATHS	G	
HEAT	A	
ELECT	A	
EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$303,000	