

Key: 602

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 601

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CURRENT OWNER				PARCEL ID				LOCATION			
ADAMS JOHN M TR OF THE JOHN M ADAMS TRUST PO BOX 1298 SAGAMORE BEACH, MA 02562-1298				4.2-3-0				165 CLARK RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ADAMS JOHN M TR OF THE ROWLEY ANDREW & CLAPP ROGER E JR TRUSTEE				06/13/2002	QS	1,200,000	15258-171				
				10/25/1999	QS	559,000	12621-104				
				09/07/1995	XX		9832-126				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	1	1.00	100	1,555,620	1.00	A	1.00	BSP	6.60	1,428,200
300	A	0.017	1	1.00	100	107,580	1.00	A	1.00	BSP	6.60	1,830

TOTAL	40,729 SF	ZONING	1	FRNT	238	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE more frontage?				LAND	1,430,000	1,265,600
Infl1	AVG		LAND BUILDING	331,000	296,300			
N_Index	AVG		DETACHED	56,600	52,100			
			OTHER	0	0			
						TOTAL	1,817,600	1,614,000

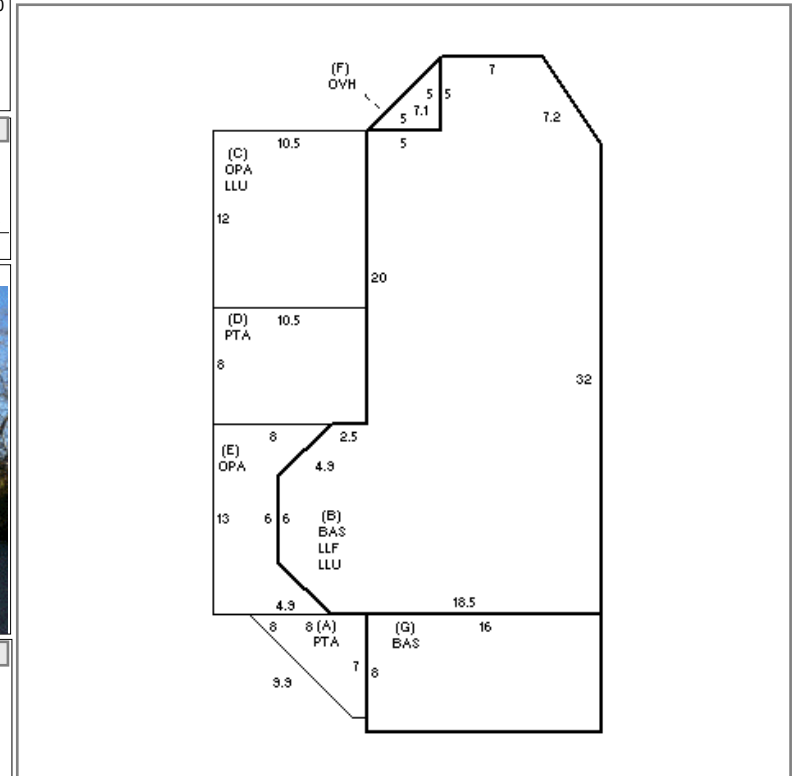
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	E	1.90	10 0.90 22 X 26	2004	572	69.04	35,500
SHF	E	1.90	10 0.90 9 X 9	2004	81	32.11	2,300
OPS	E	1.90	10 0.90 5 X 9	2004	45	31.92	1,300
IPG	G	1.20	10 0.90 16 X 34		544	35.66	17,500



BUILDING	CD	ADJ	DESC	MEASURE	7/12/2021	NMP
MODEL	1		RESIDENTIAL	LIST	11/27/2017	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	10/30/2018	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	2003	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,415	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	PTA	N	PATIO	116		20.75	2,407
\$NLA(RCN)	\$263	OVERALL	1.060	EXT COVER	1	WOOD SHINGLE	1.02	+	LLU	N	LOWER LEVEL UNF	763		52.66	40,181
				ROOF SHAPE	2	HIP	1.02	B	LLF	L	LOWER LEVEL FIN	637	2003	89.62	57,091
				ROOF COVER	2	WOOD SHINGLES	1.02	+	OPA	N	OPEN PORCH	197		94.93	18,702
				FLOOR COVER	2	SOFTWOOD	1.02	F	OVH	L	OVERHANG	13	2003	263.01	3,419
				INT. FINISH	2	DRYWALL	1.00	+	BAS	L	BASE AREA	765	2003	299.60	229,198
				HEATING/COOLING	9	WARM-COOL AIR	1.03	F11	O	FPL 1S 1OP	1			11,645.90	11,646
				FUEL SOURCE	2	GAS	1.00	FIX	O	XTRA FIXTURES	3			3,093.27	9,280
				USE	0		1.00								

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	%
04230	04/16/2004	4	DETACH.STRUC	25,000	02/04/2005	TL	100	100
03330	06/02/2003	1	NEW CONSTRUC	224,000	01/31/2005	TL	100	100
02 201	04/11/2002	1	NEW CONSTRUC	992,000	07/16/2003	TL	100	100



TOTAL RCN	371,923
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$331,000