Key: 661

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 661

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELCH MARY MARGARET 40 ROBINSON ROAD SAGAMORE BEACH, MA 02562	4.3-68-0	51 LATHROP RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELCH MARY MARGARET	07/12/2019	QS	300,000	32151-179
DUGGAN JOHN & PATRICIA DU	06/20/2019	U	200,000	32101-240
BONANNO ROBERT J &		XX		02550-0142

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	%
EXB-22-424	07/12/2022	15	INSULATE/WEA	3,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,590	1 1.00	100 1.00	100 1.00	388,905	2.97	A 1.00	BAV 1.65			280,900

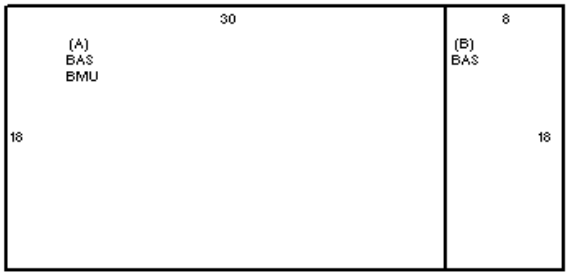
TOTAL	10,585 SF	ZONING	1	FRNT	120
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	280,900	248,600
BUILDING	137,700	121,900
DETACHED	0	0
OTHER	0	0
TOTAL	**418,600**	**370,500**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/08/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/20/2021	NMP
LIST	2/8/2018	EST
REVIEW	8/3/2020	RP

YEAR BLT	1957	SIZE ADJ	1.020
NET AREA	684	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	1	WOOD 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	3	WOOD PANEL	0.98
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	540		45.54	24,594
A	BAS	L	BASE AREA	540	1957	204.09	110,206
B	BAS	L	BASE AREA	144	1957	204.08	29,388
	F11	O	FPL 1S 1OP	1		7,933.00	7,933

TOTAL RCN	172,121

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$137,700