Key: **678**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 679

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WELCH MARY M **40 ROBINSON ROAD** **SAGAMORE BEACH, MA 02562**	**4.3-84-0**	**40 ROBINSON RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WELCH MARY M	05/04/2017	U	650,000	30465-64
HEGENBART JOSEPH J		XX		2777-29

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	%
		12	CYCLICAL		08/16/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,420	1 1.00	100 1.00	100 1.00	388,905	3.66	A 1.00	BAV 1.65			275,280

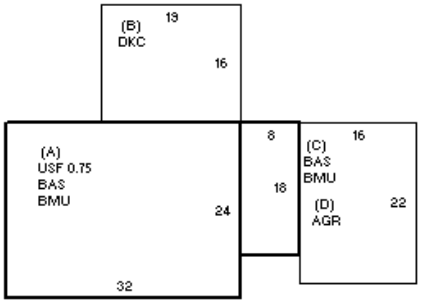
TOTAL	8,407 SF	ZONING	1	FRNT	121
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	275,300	243,600
BUILDING	404,500	357,900
DETACHED	1,300	1,200
OTHER	0	0
TOTAL	**681,100**	**602,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	A 1.00	20 0.80	20 X 20		400	4.00	1,300

PHOTO 02/09/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/6/2022	NMP
LIST	2/9/2018	EST
REVIEW	1/2/2019	DB

YEAR BLT	1978	SIZE ADJ	1.015
NET AREA	1,488	DETAIL ADJ	1.000
$NLA(RCN)	$292	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	912		44.30	40,405
+	BAS	L	BASE AREA	912	1978	240.93	219,730
A	USF	L	UPPER STORY FIN	576	1978	133.69	77,003
B	DKC	N	DECK-COMPOSITE	304		76.29	23,191
D	AGR	N	ATT GARAGE	352		84.80	29,849
	BMF	N	BSMT FINISH	384		70.99	27,260
	F11	O	FPL 1S 1OP	1		9,741.50	9,742
	FIX	O	XTRA FIXTURES	3		2,587.43	7,762

TOTAL RCN	434,940

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

EFF.YR/AGE	2012 / 10	
COND	7 7 %	
FUNC	0	
ECON	0	
DEPR	7	% GD 93
RCNLD		$404,500