

Key: 7210

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 7.362

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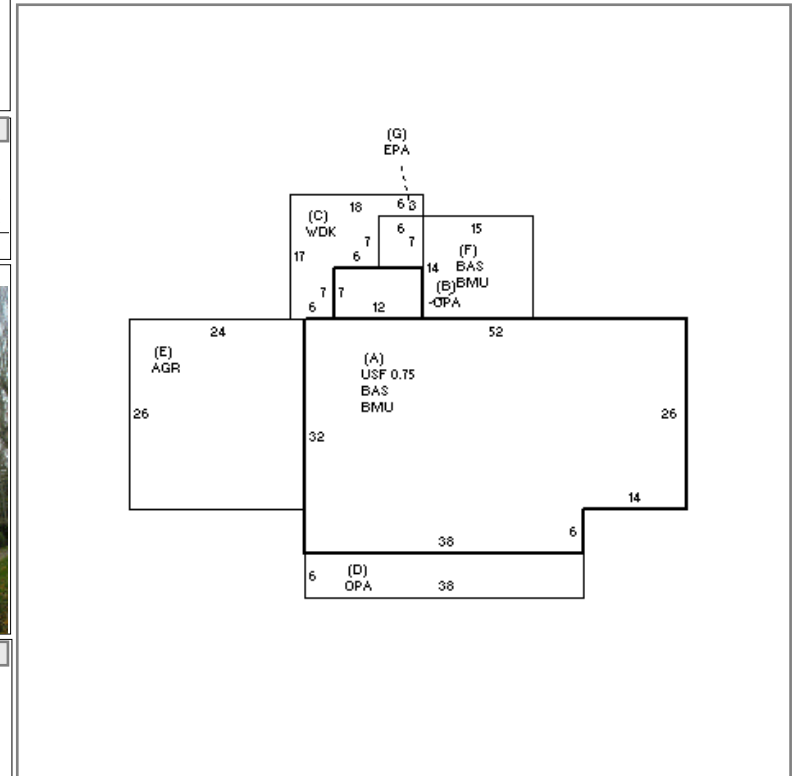
CURRENT OWNER				PARCEL ID				LOCATION			
CAGNETTA STEVEN & MAURA D SULLIVAN 28 STONE AVENUE WINCHESTER, MA 01890				34.2-8-0				489 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
CAGNETTA STEVEN & SULLIVAN PHILLIP G ETAL				09/11/2017	QS	570,000		(214011)			
SULLIVAN PHILLIP G &				06/24/2002	F	(153564)					
SULLIVAN PHILLIP G &				06/16/1999	F	(153564)					

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	%
07695	11/19/2007	8	POOL	16,775	04/14/2008	TL	100	100
06696	10/31/2006	3	ALT/RENO	3,200	08/23/2007	DB	100	100
960109	04/03/1996	1	NEW CONSTRUC	240,000	09/30/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	37,180	9	1.00	100	1.00	100	1.00	294,625	1.05	A	1.00	BA+	1.25			264,960

TOTAL	37,200 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE				LAND	265,000	234,500
Infl1	AVG		BUILDING	533,200	477,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
						TOTAL	798,200	712,200

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 5 X 8			0.00	
APO	A	1.00	10 0.90 12 X 20			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	11/19/2007	TL
MODEL	1		RESIDENTIAL	LIST	11/19/2007	TL
STYLE	4	1.05	CAPE [100%]	REVIEW		
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1996	SIZE ADJ	1.000
NET AREA	2,849	DETAIL ADJ	1.000
\$NLA(RCN)	\$234	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	9	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	1,664		35.49	59,061
+	BAS	L	BASE AREA	1,664	1996	216.13	359,634
A	USF	L	UPPER STORY FIN	1,185	1996	124.45	147,473
+	OPA	N	OPEN PORCH	438		70.45	30,855
C	WDK	N	WOOD DECK	180		41.87	7,536
E	AGR	N	ATT GARAGE	624		69.59	43,422
G	EPA	N	ENCLOSED PORCH	42		137.17	5,761
	FIX	O	XTRA FIXTURES	5		2,549.14	12,746

TOTAL RCN	666,489
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80

RCNLD	\$533,200
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