Key: **735**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 736

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAGNE THOMAS C **MARIA M GAGNE** **36 CLARK ROAD** **SAGAMORE BEACH, MA 02562**	**4.3-141-0**	**36 CLARK RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAGNE THOMAS C	10/30/2019	QS	525,000	32425-269
WHITE THOMAS & KATHLEEN T	09/16/2015	F	1	29140-165
WHITE THOMAS ETUX KATHLEE	09/05/2012	F	1	26649-289

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	%
		3	ALT/RENO		08/03/2020	RP	100	100
SR-20-9	07/09/2020	4	DETACH.STRUC		04/13/2021	TL	100	100
EXB-20-50	06/15/2020	3	ALT/RENO	21,000	04/13/2021	TL	100	100
19233	04/01/2019	14	SOLAR	16,368			100	100
16695	08/16/2016	3	ALT/RENO	12,739			100	100

LAND

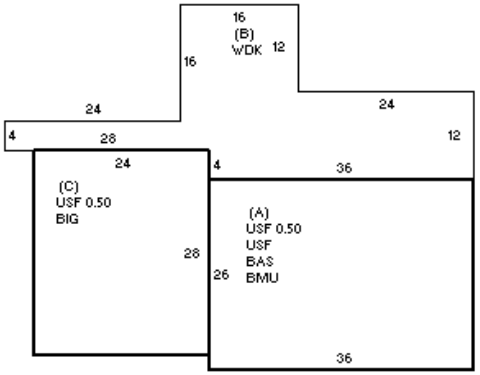
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	39,773	1 1.00	100 1.00	100 1.00	294,625	1.00	A 1.00	R05 1.25			270,030

TOTAL	39,770 SF	ZONING	1	FRNT	129

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Nuovo Dr

ASSESSED	CURRENT	PREVIOUS
LAND	270,000	239,000
BUILDING	500,300	447,900
DETACHED	16,500	15,600
OTHER	0	0
TOTAL	**786,800**	**702,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	A 1.00	10 0.90	16 X 32	1994	512	29.72	13,700
SHF	G 1.20	10 0.90	10 X 16	2020	160	19.14	2,800

PHOTO 05/19/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/9/2021	NMP
LIST	3/15/2017	EST
REVIEW	8/3/2020	RP

YEAR BLT	1988	SIZE ADJ	1.000
NET AREA	2,676	DETAIL ADJ	1.000
$NLA(RCN)	$223	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	6	1.00
BATHROOMS	2	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	2	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	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		40.59	37,988
A	BAS	L	BASE AREA	936	1988	220.71	206,587
A	USF	L	UPPER STORY FIN	1,404	1988	115.72	162,466
B	WDK	N	WOOD DECK	752		23.77	17,878
C	BIG	N	BUILT-IN GARAGE	672		82.08	55,159
C	USF	L	UPPER STORY FIN	336	1993	115.72	38,880
	BGF	N	BSMT GOOD FINIS	936		49.67	46,490
	F31	O	FPL 3S 1OP	1		11,155.60	11,156
	FIX	O	XTRA FIXTURES	8		2,370.28	18,962

TOTAL RCN	595,566

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$500,300