Key: 757

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 758

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAHONEY SUSAN SIEMON PO BOX 204 SAGAMORE BEACH, MA 02562	4.4-3-0	396 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAHONEY SUSAN SIEMON	05/28/1987	X		XX-XX
SIEMON SUSAN S		XX		02013-0289

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	%
04310	05/17/2004	2	ADDITIONS	150,000	09/18/2006	DB	100	100
		13	OTHER				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,300	1 1.00	100 1.00	100 1.00	388,905	1.33	A 1.00	BAV 1.65			324,170

TOTAL	27,312 SF	ZONING	1	FRNT	0

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

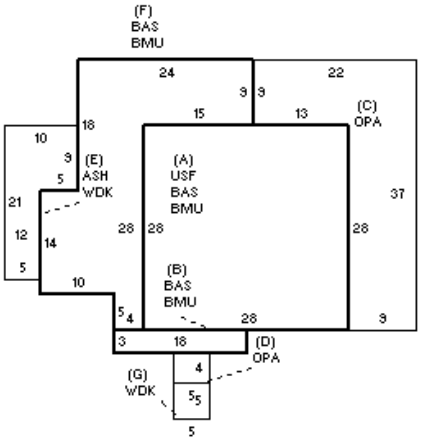
NOTE: NEW TITLE 5
Also frontage on Standish Rd

ASSESSED	CURRENT	PREVIOUS
LAND	324,200	286,900
BUILDING	406,900	360,100
DETACHED	0	0
OTHER	0	0
TOTAL	**731,100**	**647,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/23/2018



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	1/23/2018	EST
REVIEW	12/28/2018	DB

BLDG COMMENTS

YEAR BLT	1930	SIZE ADJ	1.005
NET AREA	2,135	DETAIL ADJ	1.000
$NLA(RCN)	$238	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,351		36.07	48,733
+	BAS	L	BASE AREA	1,351	1930	212.25	286,754
A	USF	L	UPPER STORY FIN	784	1930	122.77	96,254
+	OPA	N	OPEN PORCH	470		66.45	31,233
+	WDK	N	WOOD DECK	175		39.49	6,911
E	ASH	N	ATT SHED	150		26.18	3,927
	BMG	O	BSMT GARAGE	1		8,048.30	8,048
	F21	O	FPL 2S 1OP	1		9,946.40	9,946
	FIX	O	XTRA FIXTURES	7		2,404.54	16,832

TOTAL RCN	508,638

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			$406,900