Key: 758

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 759

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GAIO DAVID G ETUX MARY ANN E GAIO 389 WILLISTON RD SAGAMORE BEACH, MA 02562	4.4-4-0	389 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GAIO DAVID G ETUX	01/11/2013	QS	385,500	27035-106
TIERNAN PETER R &	02/05/1982	QS	79,000	3433-12

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	%
19489	05/29/2019	3	ALT/RENO	3,700	04/28/2021	TL	100	100
18108	02/12/2018	2	ADDITIONS	10,000	04/18/2018	TL	100	100
13186	03/17/2017	2	ADDITIONS	47,000	04/18/2018	TL	100	100
15506	06/25/2015	2	ADDITIONS	44,000	07/07/2016	WFF	100	100
R13-00061	05/29/2013	3	ALT/RENO		03/06/2013		100	100

LAND

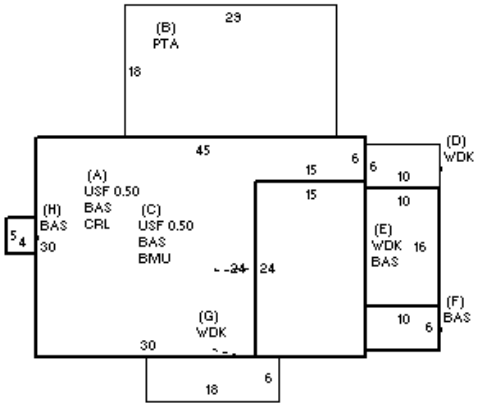
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,520	1 1.00	100 1.00	100 1.00	388,905	3.27	A 1.00	BAV 1.65			278,130

TOTAL	9,540 SF	ZONING	1	FRNT	129

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also frontage on Standish Rd

ASSESSED	CURRENT	PREVIOUS
LAND	278,100	246,200
BUILDING	510,700	451,900
DETACHED	0	0
OTHER	0	0
TOTAL	**788,800**	**698,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 04/28/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	4/28/2021	EST
REVIEW	4/28/2021	TL

YEAR BLT	1953	SIZE ADJ	1.005
NET AREA	2,265	DETAIL ADJ	1.000
$NLA(RCN)	$240	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	3	FOUN. WALL	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
A	CRL	N	BSMT CRAWL	990		25.20	24,945
+	BAS	L	BASE AREA	1,350	1953	227.15	306,646
+	USF	L	UPPER STORY FIN	675	1953	134.63	90,875
B	PTA	N	PATIO	522		16.84	8,789
C	BMU	N	BSMT UNFINISHED	360		76.01	27,362
+	WDK	N	WOOD DECK	328		26.45	8,675
+	BAS	L	BASE AREA	220	2015	227.15	49,972
H	BAS	L	BASE AREA	20	2018	227.14	4,543
	F21	O	FPL 2S 1OP	1		10,907.00	10,907
	FIX	O	XTRA FIXTURES	4		2,636.65	10,547

TOTAL RCN	543,260

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

EFF.YR/AGE	2013 / 9		
COND	6 6 %		
FUNC	0		
ECON	0		
DEPR	6	% GD	94
RCNLD	$510,700		