

Key: 779

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 779

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
HESSION JAMES A & CATHERINE M TRS J&C HESSION 40 PHILLIPS PO BOX 1641 SAGAMORE BEACH, MA 02562		4.4-28-0		40 PHILLIPS RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
HESSION JAMES A & CATHERI		02/11/2021	F	100	33781-68
HESSION JAMES A ETUX		09/23/2015	O	520,000	29156-9
CURLEY PAUL F &			XX		04858-00049

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 %
15904	09/28/2016	1	NEW CONSTRUC	400,000	04/07/2016	BC	100 100
15851	09/24/2015	5	DEMOLITIONS		04/07/2016	TL	100 100
141077	12/23/2014	3	ALT/RENO		04/08/2015		100 100
06140	03/14/2006	4	DETACH.STRUC	2,500	09/18/2006	DB	100 100
200618	10/03/2000	2	ADDITIONS	80,000	01/02/2002	TL	100 100

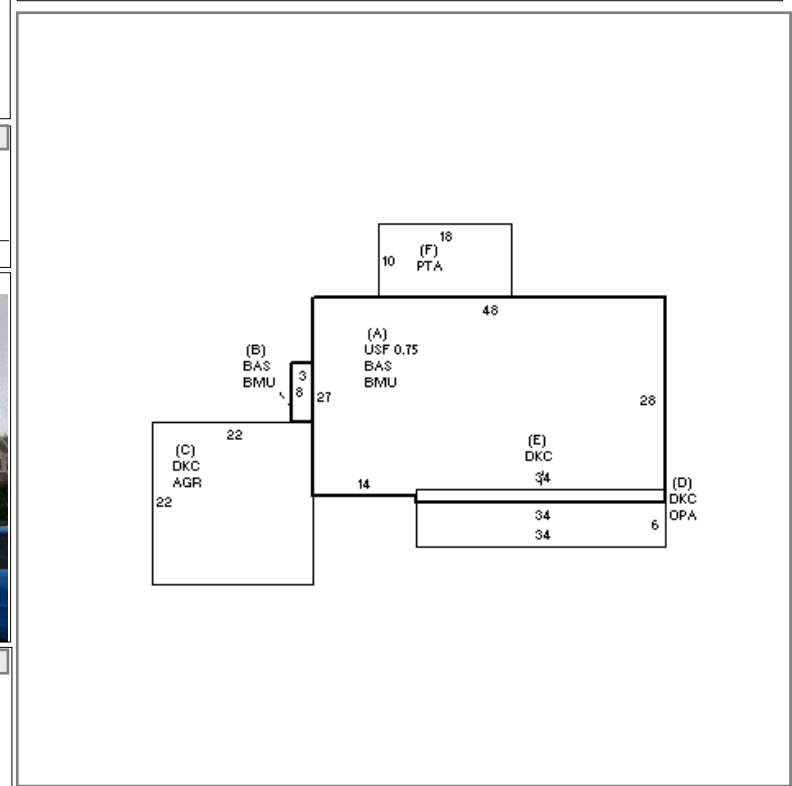
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	8,360	1	1.00	100	1.00	100	1.00	848,520	3.69	A	1.00	BVG	3.60			600,270

TOTAL	8,364 SF	ZONING	1	FRNT	105	ASSESSED		CURRENT	600,300	PREVIOUS	531,300
Nbhd	N SAG	NOTE Also frontage on Holland .. Waterview exists.	LAND	600,300	531,300						
Infl1	AVG		BUILDING	661,100	591,100						
N_Index	AVG		DETACHED	0	0						
			OTHER	0	0						
			TOTAL	1,261,400	1,122,400						

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/3/2022	NMP
MODEL	1		RESIDENTIAL	LIST	9/28/2016	BC
STYLE	4	1.05	CAPE [100%]	REVIEW	1/27/2017	DB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2016	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	2,352	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$290	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1.75	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	6	1.00		FLOOR COVER	1	HARDWOOD	1.02
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	3	1.00		HEATING/COOLING	11	HT WATER CL AIR	1.05
FIXTURES	18	1.00		FUEL SOURCE	2	GAS	1.00
GARAGE CAPACITY	2	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	1	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	681,580
+	BMU	N	BSMT UNFINISHED	1,354		40.26	54,514	CONDITION ELEM CD	
+	BAS	L	BASE AREA	1,354	2016	236.91	320,773	EXTERIOR	A
A	USF	L	UPPER STORY FIN	998	2016	135.67	135,397	INTERIOR	A
C	AGR	N	ATT GARAGE	484		77.89	37,700	KITCHEN	A
D	OPA	N	OPEN PORCH	204		74.17	15,131	BATHS	A
+	DKC	N	DECK-COMPOSITE	756		78.20	59,117	HEAT	A
F	PTA	N	PATIO	180		17.78	3,201	ELECT	A
FIX	O		XTRA FIXTURES	12		2,683.85	32,206		
GFP	O		GAS FIREPLACE	1		8,065.70	8,066		
JAC	O		JACUZZI	1		15,476.10	15,476		

EFF.YR/AGE	2016 / 6
COND	3 3 %
FUNC	0
ECON	0
DEPR	3 % GD 97
RCNLD	\$661,100