Key: 807

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 807

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GROSS DONALD C JR &	4.4-60-0	356 WILLISTON RD
MICHELE P GROSS		
356 WILLISTON RD		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GROSS DONALD C JR &	08/27/2020	V	746,500	33205-5
OKEEFE J CHRISTOPHER JR E	04/29/2016	V	383,000	29615-78
ARNOLD SUSANNE J	05/07/2015	F		28849-208

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

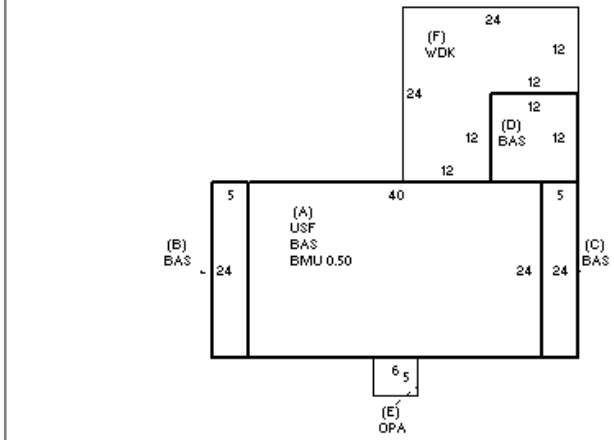
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-133	07/07/2021	2	ADDITIONS	30,000	04/14/2022	TL	100	100
E-21-251	04/09/2021	3	ALT/RENO	5,000	03/08/2022	TL	100	100
B-21-115	03/22/2021	3	ALT/RENO	8,500	03/08/2022	TL	100	100
EXB-21-179	03/16/2021	3	ALT/RENO	1,500	03/08/2022	TL	100	100
EXB-21-164	03/10/2021	15	INSULATE/WEA	2,996			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,923	1 1.00	100 1.00	100 1.00	388,905	1.43	A 1.00	BAV 1.65			318,020

TOTAL	24,916 SF	ZONING	1	FRNT	110
Nbhd	N SAG	NOTE	Also frontage on Mayflower and Bradford; owns pcl 61 as well		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	318,000	281,500
BUILDING	429,000	379,600
DETACHED	2,800	2,600
OTHER	0	0
TOTAL	**749,800**	**663,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	12X16	2018	192	15.95	2,800

PHOTO 03/08/2022

BLDG COMMENTS

BUILDING

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

MEASURE	3/8/2022	TL
LIST	3/8/2022	EST
REVIEW	4/14/2022	TL

YEAR BLT	1924	SIZE ADJ	1.005
NET AREA	2,304	DETAIL ADJ	1.000
$NLA(RCN)	$200	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	9	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	12	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	480		51.35	24,648
A	USF	L	UPPER STORY FIN	960	1924	120.09	115,285
+	BAS	L	BASE AREA	1,200	1924	209.70	251,644
D	BAS	L	BASE AREA	144	2021	209.70	30,197
E	OPA	N	OPEN PORCH	30		90.88	2,726
F	WDK	N	WOOD DECK	432		23.83	10,294
	F21	O	FPL 2S 1OP	1		9,826.90	9,827
	FIX	O	XTRA FIXTURES	7		2,375.64	16,630

TOTAL RCN	461,251

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

EFF.YR/AGE	2012 / 10		
COND	7 7 %		
FUNC	0		
ECON	0		
DEPR	7	% GD	93
RCNLD	$429,000		