

Key: 813

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 813

LEG
LAND

CURRENT OWNER				PARCEL ID				LOCATION				
KUSKY EILEEN 50 MAYFLOWER RD SAGAMORE BEACH, MA 02562				4.4-66-0				50 MAYFLOWER RD				
TRANSFER HISTORY				DOS		T		SALE PRICE		BK-PG (Cert)		
KUSKY EILEEN				09/30/2011		QS		405,000		()		
PRITCHARD LYNN E TR THE L				04/14/2005		F		1		()		
PRITCHARD LYNN E				04/14/2005		N		19721-188				
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	7,643	1	1.00	100	1.00	100	1.00	1.00	BA+	2.20	364,360

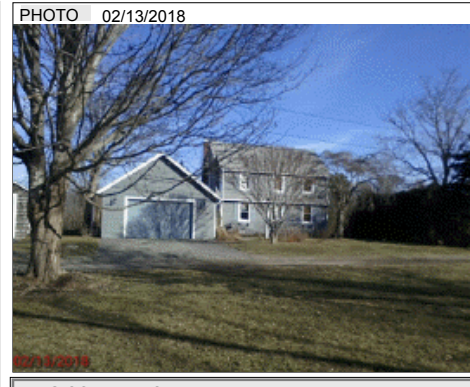
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
15662	08/10/2015	15	INSULATE/WEA	2,358			100	100
13381	06/14/2013	3	ALT/RENO		10/25/2013		100	100
900290	01/03/1990	3	ALT/RENO	40,000	11/01/1991	HS	100	100

LAND

TOTAL	7,623 SF	ZONING	1	FRNT	73	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE			LAND	364,400	322,500	
Infl1	AVG				BUILDING	312,100	276,100	
N_Index	AVG				DETACHED	12,000	11,400	
						OTHER	0	0
						TOTAL	688,500	610,000

DETACHED

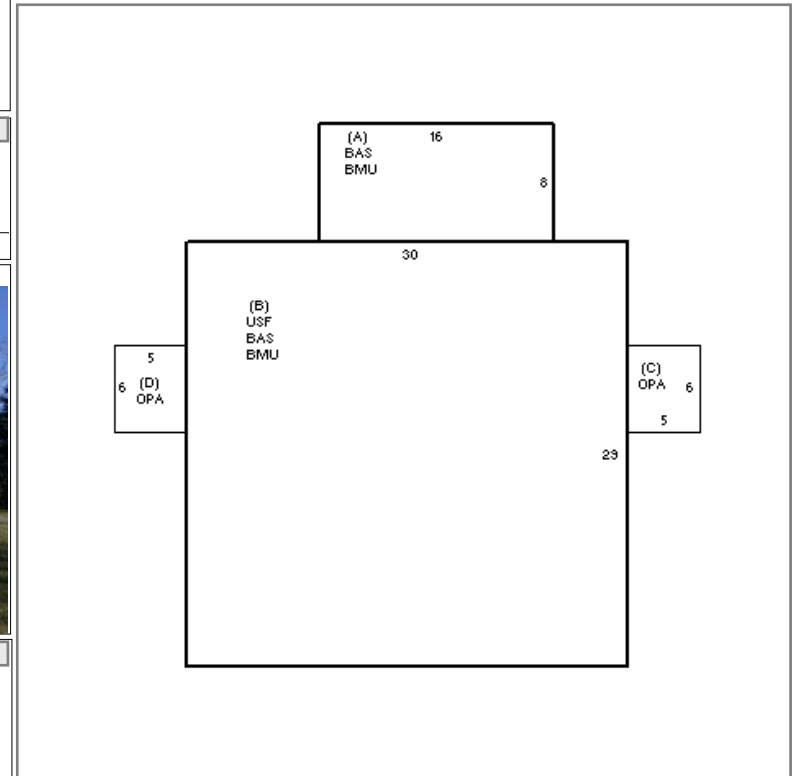
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70	20 X 20	400	40.60	11,400
PTD	G	1.20	10 0.90	10 X 10	100	6.49	600



BU
L
D
I
N
G

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/13/2018	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	1/2/2019	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1930	SIZE ADJ	1.010
NET AREA	1,868	DETAIL ADJ	1.000
\$NLA(RCN)	\$194	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	10	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	4	FLR/WALL(FULL)	1.00
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BMU	N	BSMT UNFINISHED	998		39.04	38,961
+	BAS	L	BASE AREA	998	1930	212.30	211,880
B	USF	L	UPPER STORY FIN	870	1930	115.25	100,268
+	OPA	N	OPEN PORCH	60		82.04	4,923
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	362,872
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	U
EFF.YR/AGE	2005 / 17
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$312,100