Key: 849

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 847

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WERTHEN PAUL A 25 PILGRIM RD SAGAMORE BEACH, MA 02562	4.4-112-0	25 PILGRIM RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WERTHEN PAUL A	09/27/2013	H	285,000	27722-279
SAUERS KAREN (EXEC)	09/27/2013	F		27722-275+6
STENSTROM STEPHEN H	05/28/2004	QS	390,000	18650-324

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	%
05108	02/14/2005	3	ALT/RENO	25,000	07/11/2005	TL	100	100
930444	08/24/1993	3	ALT/RENO	1,400	01/11/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,280	1 1.00	100 1.00	100 1.00	388,905	3.35	A 1.00	BAV 1.65			277,500

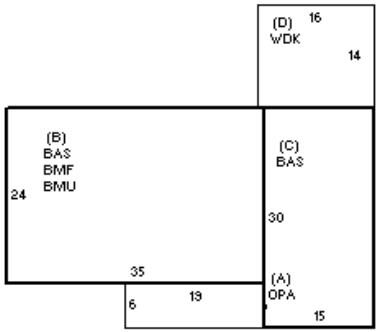
TOTAL	9,278 SF	ZONING	1	FRNT	89
Nbhd	N SAG	NOTE	Also frontage on Mayflower		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	277,500	245,600
BUILDING	263,300	233,000
DETACHED	1,900	1,800
OTHER	0	0
TOTAL	**542,700**	**480,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12 X 12		144	16.42	1,900

PHOTO 05/19/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/4/2022	NMP
LIST	9/28/2013	EST
REVIEW		

YEAR BLT	1969	SIZE ADJ	1.015
NET AREA	1,290	DETAIL ADJ	1.000
$NLA(RCN)	$269	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	13	HARDWOOD-W/W	1.00
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
A	OPA	N	OPEN PORCH	114		69.64	7,939
B	BMU	N	BSMT UNFINISHED	840		37.01	31,091
B	BMF	N	BSMT FINISH	840		35.23	29,592
+	BAS	L	BASE AREA	1,290	1969	190.80	246,135
D	WDK	N	WOOD DECK	224		26.29	5,888
	F12	O	FPL 1S 2OP	2		8,545.80	17,092
	FIX	O	XTRA FIXTURES	4		2,161.45	8,646

TOTAL RCN	346,382

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$263,300