Key: 884

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 883

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWN DAVID TRS THE BROWN FAMILY TRUST 286 WILLISTON RD SAGAMORE BEACH, MA 02562	4.4-144-0	286 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWN DAVID TRS THE	10/13/2016	F	1	30000-260
BROWN RICHARD O &	11/16/1984	QS	25,000	4319-287

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

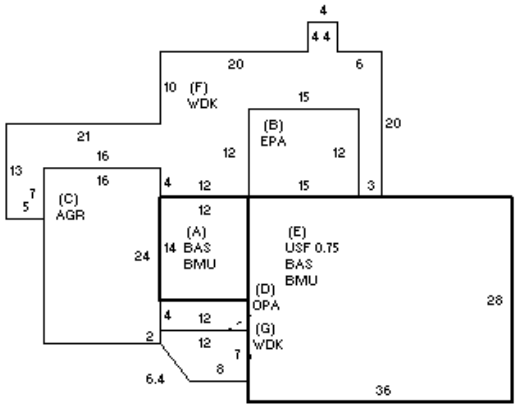
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
191162	12/06/2019	3	ALT/RENO	15,000	04/16/2021		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,108	1 1.00	100 1.00	100 1.00	388,905	1.70	A 1.00	BAV 1.65			305,550

TOTAL	20,125 SF	ZONING	1	FRNT	140
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	305,600	270,400
BUILDING	444,400	393,200
DETACHED	500	500
OTHER	0	0
TOTAL	**750,500**	**664,100**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 12			0.00	
WDK	A 1.00	40 0.60	4 X 12		48	18.30	500

PHOTO 04/16/2021

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2022	NMP
LIST	6/12/2016	EST
REVIEW	12/29/2020	TL

YEAR BLT	1985	SIZE ADJ	1.010
NET AREA	1,932	DETAIL ADJ	1.000
$NLA(RCN)	$261	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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
+	BMU	N	BSMT UNFINISHED	1,176		42.54	50,025
+	BAS	L	BASE AREA	1,176	1985	223.94	263,351
B	EPA	N	ENCLOSED PORCH	180		86.09	15,495
C	AGR	N	ATT GARAGE	384		81.42	31,266
D	OPA	N	OPEN PORCH	48		95.05	4,562
E	USF	L	UPPER STORY FIN	756	1985	126.84	95,893
+	WDK	N	WOOD DECK	671		24.92	16,720
	F21	O	FPL 2S 1OP	1		10,276.10	10,276
	FIX	O	XTRA FIXTURES	7		2,484.26	17,390

TOTAL RCN	504,979

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$444,400