

Key: 887

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 886

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KODZIS FRANK M JR ETUX CAROL GORDON 32 PILGRIM RD SAGAMORE BEACH, MA 02562				4.4-147-0				32 PILGRIM RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KODZIS FRANK M JR ETUX				09/28/2012	F	1	26714-324				
KODZIS FRANK M JR				12/26/2006	F	1	21643-103				
GORDON CAROL				11/16/2000	F	1	13369-74				

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 %
07650	10/22/2007	4	DETACH.STRUC	800	06/18/2009		100 100
06142	03/15/2006	8	POOL	20,000	08/23/2007	DB	100 100
02671	10/07/2002	4	DETACH.STRUC	6,200	07/08/2004	JS	100 100
980046	02/05/1998	1	NEW CONSTRUC	120,000	02/17/1999	JS	100 100

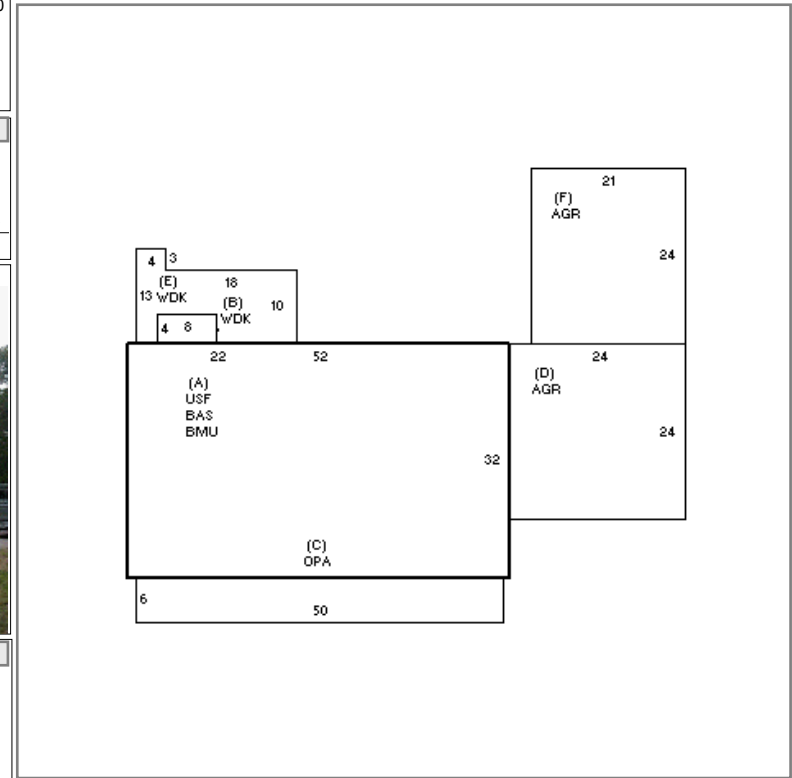
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE		
100	S	40,000	1	1.00	100	1.00	100	1.00	518,540	1.00	A	1.00	BA+ 2.20	476,070
300	A	0.092	1	1.00	100	1.00	100	1.00	35,860	1.00	A	1.00	BA+ 2.20	3,300

TOTAL	1.010 Acres		ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG		NOTE			LAND	479,400	318,200	
Infl1	AVG			BUILDING	581,300	514,400			
N_Index	AVG			DETACHED	21,500	24,300			
				OTHER	0	0			
						TOTAL	1,082,200	856,900	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V	1.30	10 0.90	2006	644	33.92	19,700
SHF	A	1.00	10 0.90		120	16.42	1,800



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	NMP
MODEL	1		RESIDENTIAL	LIST	7/8/2004	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/19/2020	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1998	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	675,903
NET AREA	3,328	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,664		32.22	53,611	CONDITION ELEM	CD
\$NLA(RCN)	\$203	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,664	1998	196.18	326,447	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	1,664	1998	112.97	187,975	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	264		28.14	7,429	KITCHEN	G
				FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	300		63.95	19,184	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	+	AGR	N	ATT GARAGE	1,080		59.95	64,745	HEAT	A
				HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP	1		9,571.30	9,571	ELECT	A	
				FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES	3		2,313.97	6,942			
				USE	0		1.00										

EFF. YR/AGE	2005 / 17	
COND	14	14 %
FUNC	0	
ECON	0	
DEPR	14	% GD 86
RCNLD	\$581,300	