

Key: 889

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 888

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | | | | | PARCEL ID | | | | LOCATION | | | | | |
|---|---|----------|------|-------|---------|----------|------|------|------|------------|------------|------------|--------------|---------------|--|--|--|--|--|
| CONARD JEFFREY A ETUX C/O FARMER BENJAMIN S & 40 PILGRIM RD SAGAMORE BEACH, MA 02562 | | | | | | | | | | 4.4-149-0 | | | | 40 PILGRIM RD | | | | | |
| TRANSFER HISTORY | | | | | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | | |
| FARMER BENJAMIN S & CONARD JEFFREY A ETUX | | | | | | | | | | 07/28/2023 | QS | 1,700,000 | 35913-51 | | | | | | |
| | | | | | | | | | | 04/06/2020 | QS | 783,500 | 32810-323 | | | | | | |
| | | | | | | | | | | 01/12/2010 | A | 500,000 | 24297-142 | | | | | | |
| 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 | 518,540 | 1.00 | A | 1.00 | BA+ | 2.20 | 476,070 | | | | | | | |
| 300 | A | 0.852 | 1 | 1.00 | 100 | 35,860 | 1.00 | A | 1.00 | BA+ | 2.20 | 30,550 | | | | | | | |

| TOTAL | 1.770 Acres | ZONING | 1 | FRNT | 125 | ASSESSED | CURRENT | PREVIOUS | | |
|---------|-------------|--------|----------|---------|---------|----------|-----------|----------|---------|---------|
| Nbhd | N SAG | NOTE | | | | | | LAND | 506,600 | 336,200 |
| Infl1 | AVG | | BUILDING | 554,300 | 543,600 | | | | | |
| N_Index | AVG | | DETACHED | 2,100 | 2,000 | | | | | |
| | | | OTHER | 0 | 0 | | | | | |
| | | | | | | TOTAL | 1,063,000 | 881,800 | | |

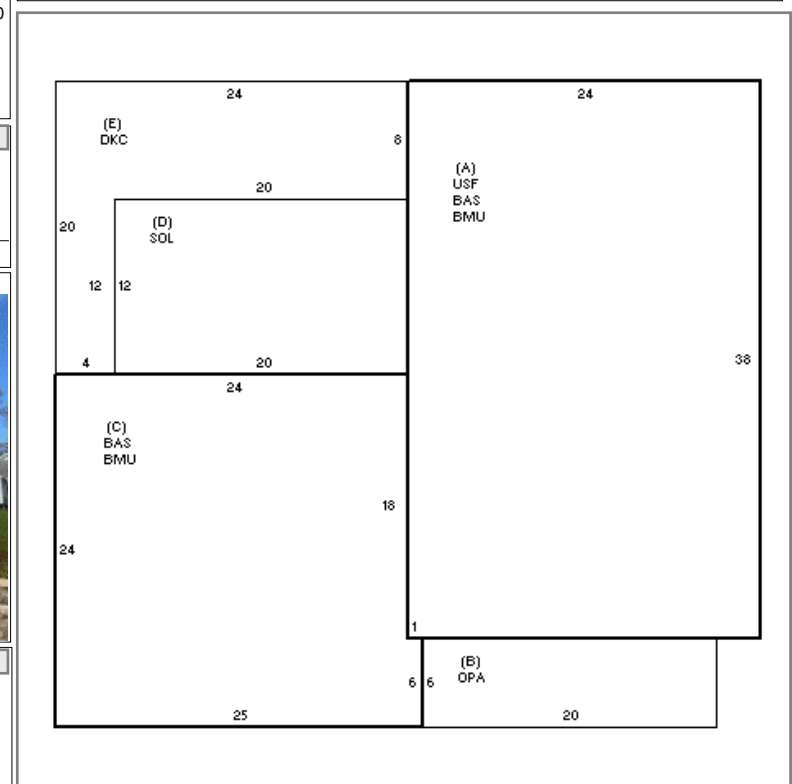
| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | G | 1.20 | 10 0.90 | 10 X 12 | 2022 | 120 | 19.71 |
| | | | | | | | 2,100 |



| BUILDING | CD | ADJ | DESC | MEASURE | 5/10/2022 | TL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 5/10/2022 | EST |
| STYLE | 5 | 1.00 | COLONIAL [100%] | REVIEW | 7/11/2022 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1985 | SIZE ADJ | 1.005 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 2,406 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,494 | | 36.75 | 54,898 |
| \$NLA(RCN) | \$240 | OVERALL | 1.090 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | + | BAS | L | BASE AREA | 1,494 | 1985 | 211.01 | 315,254 |
| | | | | ROOF SHAPE | 2 | HIP | 1.02 | A | USF | L | UPPER STORY FIN | 912 | 1985 | 123.82 | 112,925 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | OPA | N | OPEN PORCH | 120 | | 78.92 | 9,471 |
| | | | | FLOOR COVER | 6 | TILE | 1.02 | D | SOL | N | SOLARIUM | 240 | | 99.20 | 23,807 |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | E | DKC | N | DECK-COMPOSITE | 240 | | 72.22 | 17,333 |
| | | | | HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 | | BMG | O | BSMT GARAGE | 2 | | 8,198.80 | 16,398 |
| | | | | FUEL SOURCE | 3 | ELECTRIC | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 10,132.30 | 10,132 |
| | | | | USE | 0 | | 1.00 | | FIX | O | XTRA FIXTURES | 7 | | 2,449.49 | 17,146 |

| 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 % |
| EXB-22-402 | 07/01/2022 | 3 | ALT/RENO | 9,000 | | | 100 100 |
| EXB-22-365 | 06/15/2022 | 10 | WOODSTOVE | 14,000 | | | 100 100 |
| EXB-21-690 | 09/28/2021 | 3 | ALT/RENO | 40,000 | 05/10/2022 | TL | 100 100 |
| EXB-21-494 | 07/19/2021 | 3 | ALT/RENO | 45,000 | 05/10/2022 | TL | 100 100 |
| | | 3 | ALT/RENO | | 05/19/2020 | RP | 100 100 |



| YEAR BLT | 1985 | SIZE ADJ | 1.005 | TOTAL RCN | 577,365 |
|------------|-------|------------|-------|----------------|-----------|
| NET AREA | 2,406 | DETAIL ADJ | 1.000 | CONDITION ELEM | CD |
| \$NLA(RCN) | \$240 | OVERALL | 1.090 | EXTERIOR | V |
| | | | | INTERIOR | V |
| | | | | KITCHEN | V |
| | | | | BATHS | V |
| | | | | HEAT | A |
| | | | | ELECT | A |
| | | | | EFF.YR/AGE | 2015 / 7 |
| | | | | COND | 4 4 % |
| | | | | FUNC | 0 |
| | | | | ECON | 0 |
| | | | | DEPR | 4 % GD 96 |
| | | | | RCNLD | \$554,300 |