Key: 996

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.005

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
KEOHANE ALEXANDRA 3 HOMESTEAD RD SAGAMORE BEACH, MA 02562	6.0-51-0	3 HOMESTEAD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
KEOHANE ALEXANDRA	11/16/2022	F	1	35487-82
KEOHANE ALEXANDRA &	07/17/2015	QS	295,000	29018-210
NIEDERBERGER AMY M	04/30/2009	QS	255,000	23657-45

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	%
		3	ALT/RENO		05/21/2020	TL	100	100
15894	10/08/2015	10	WOODSTOVE	5,683			100	100
10706	11/23/2010	3	ALT/RENO	1,095			100	100

LAND

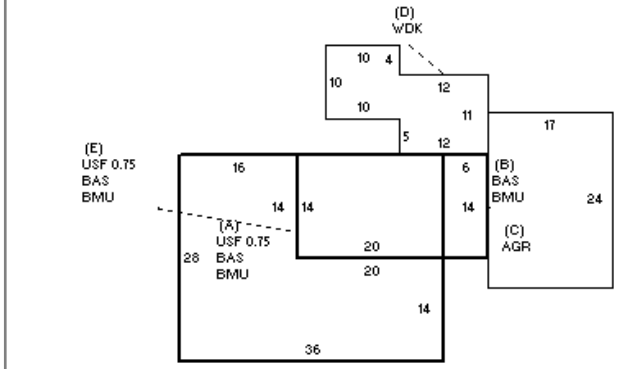
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,260	1 1.00	100 1.00	100 1.00	235,700	2.43	A 1.00	R03 1.00			174,430

TOTAL	13,242 SF	ZONING	1	FRNT	217

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: view from backyard is c/i=lpi

ASSESSED	CURRENT	PREVIOUS
LAND	174,400	154,400
BUILDING	400,100	354,100
DETACHED	0	0
OTHER	0	0
TOTAL	**574,500**	**508,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/21/2020

BLDG COMMENTS

BUILDING

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

MEASURE	7/16/2021	NMP
LIST	9/8/2015	EST
REVIEW	5/21/2020	TL

YEAR BLT	1986	SIZE ADJ	1.010
NET AREA	1,848	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	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	1,092		40.88	44,642
+	BAS	L	BASE AREA	1,092	1986	215.21	235,013
+	USF	L	UPPER STORY FIN	756	1986	121.90	92,157
C	AGR	N	ATT GARAGE	408		69.29	28,270
D	WDK	N	WOOD DECK	232		29.04	6,737
	BMF	N	BSMT FINISH	280		65.51	18,342
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	4		2,387.38	9,550

TOTAL RCN	444,586

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

EFF.YR/AGE	2009 / 13	
COND	10	10 %
FUNC	0	
ECON	0	
DEPR	10	% GD 90
RCNLD		$400,100