

Key: 1040

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.049

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
CASO MARGUERITE & C/O CASO MARGUERITE & RAYMOND 4 OCEAN PINES DR SAGAMORE BEACH, MA 02562				6.0-120-0				4 OCEAN PINES DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
CASO MARGUERITE & RAYMOND				03/06/2023	F	1	35666-66				
CASO MARGUERITE &				09/13/2016	QS	320,000	29927-317				
HARDING IRENE I ETUX				11/30/2006	QS	355,000	21563-222				

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-21-539	08/03/2021	15	INSULATE/WEA	2,770			100	100
B-21-269	07/28/2021	8	POOL	30,900			100	100
151128	12/08/2015	14	SOLAR	35,100			100	100
07636	10/16/2007	4	DETACH.STRUC	3,557	06/30/2008	DB	100	100
940283	06/16/1994	1	NEW CONSTRUC	65,000	11/18/1994	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	16,306	1	1.00	100	1.00	100	1.00	259,270	2.03	A	1.00	R04	1.10		197,140

TOTAL	16,291 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	197,100	174,500			
Infl1	AVG		BUILDING	260,600	233,500			
N_Index	AVG		DETACHED	5,800	5,000			
			OTHER	0	0			
			TOTAL	463,500	413,000			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10 X 18	2007	180	15.95	2,600
APO	G	1.20	10 0.90 16 X 20	2021		0.00	
WDK	G	1.20	10 0.90 8 X 20	2021	160	21.96	3,200



BUILDING	CD	ADJ	DESC	MEASURE	12/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	6/9/2017	TL
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	4/26/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1993	SIZE ADJ	1.010
NET AREA	1,580	DETAIL ADJ	1.000
\$NLA(RCN)	\$209	OVERALL	1.020
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	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	4	VINYL	1.00
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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	LLU	N	LOWER LEVEL UNF	528		39.22	20,708
A	LLF	L	LOWER LEVEL FIN	528	1993	66.75	35,242
+	BAS	L	BASE AREA	1,008	1993	207.65	209,313
B	OVH	L	OVERHANG	44	1993	195.89	8,619
C	BMU	N	BSMT UNFINISHED	480		49.79	23,900
D	EPA	N	ENCLOSED PORCH	168		79.82	13,410
E	ENT	N	ENCLOSED ENTRY	25		123.53	3,088
F	F11	O	FPL 1S 1OP	1		8,673.20	8,673
	FIX	O	XTRA FIXTURES	3		2,303.67	6,911

TOTAL RCN	329,865
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$260,600

