

Key: 10773

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.047

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
SANDS JOHN A & GAYLE F SANDS C/O SANDS GAYLE F TRS PO BOX 73 CATAUMET, MA 02534				51.1-14-0				170 RED BROOK HARBOR RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SANDS GAYLE F TRS				04/19/2023	F	1	35739-101				
SANDS JOHN A & GAYLE F SA				10/12/2012	F	1	26757-232				
SANDS JOHN A &				08/10/2001	N	275,000	14130-228				

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 %

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	25,860	14	1.00	100	1.00	100	1.00	518,540	1.39	A	1.00	BA- 2.20				427,250

TOTAL	25,875 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	427,300	309,400			
Infl1	AVG		BUILDING	252,600	223,500			
N_Index	AVG		DETACHED	26,400	25,200			
			OTHER	0	0			
			TOTAL	706,300	558,100			

DETACHED

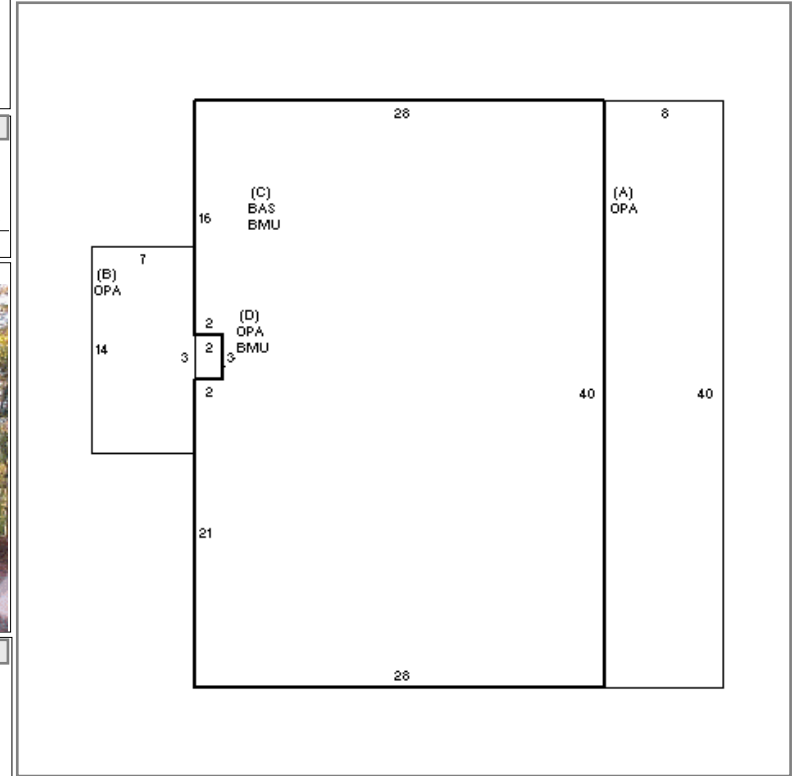
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 24 X 24		576	36.34	15,700
DGF	A	1.00	A 0.75 16 X 22		352	40.60	10,700
SHM	A	1.00	A 0.75 6 X 8			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	10/30/2001	EB
MODEL	1		RESIDENTIAL	LIST	4/10/2002	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	4/10/2002	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,114	DETAIL ADJ	1.000
\$NLA(RCN)	\$298	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	0	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	1	HARDWOOD	1.02
INT. FINISH	4	WALL BOARD	0.96
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	424		57.94	24,568
+	BMU	N	BSMT UNFINISHED	1,120		35.90	40,210
C	BAS	L	BASE AREA	1,114	1950	189.00	210,546
	BMF	N	BSMT FINISH	1,000		34.17	34,173
	F12	O	FPL 1S 2OP	2		8,289.40	16,579
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290

TOTAL RCN	332,365
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$252,600