Key: 11051

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,341

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRISTOFI CAROL N TR **SANDPIPER REALTY TRUST** **PO BOX 695** **CATAUMET, MA 02534-0695**	**51.4-90-0**	**2 SANDPIPER LN**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTOFI CAROL N TR	09/29/2009	F	1	(189633)
ABBRUZZESE CHRISTOFI CARO	07/24/1990	QS	165,000	991-106

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	%
07616	10/09/2007	3	ALT/RENO	5,750	04/03/2008	TL	100	100

LAND

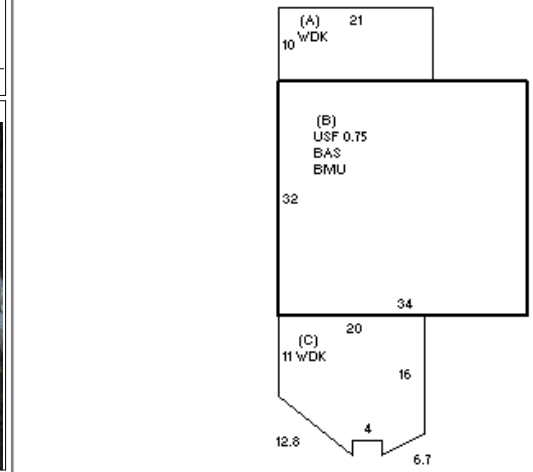
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,719	14 1.00	100 1.00	100 1.00	294,625	1.66	A 1.00	R06 1.25			232,670

TOTAL	20,735 SF	ZONING	1	FRNT	0

Nbhd	CATAUMET
Infl1	AVG
N_Index	AVG

NOTE: railroad tracks behind house

ASSESSED	CURRENT	PREVIOUS
LAND	232,700	205,900
BUILDING	310,500	274,800
DETACHED	0	0
OTHER	0	0
TOTAL	**543,200**	**480,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002

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	4/3/2008	TL
LIST	5/12/1990	EST
REVIEW	4/3/2008	TL

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,904	DETAIL ADJ	1.000
$NLA(RCN)	$212	OVERALL	1.100

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	533		23.73	12,649
B	BMU	N	BSMT UNFINISHED	1,088		40.51	44,078
B	BAS	L	BASE AREA	1,088	1972	213.27	232,042
B	USF	L	UPPER STORY FIN	816	1972	119.60	97,594
	F21	O	FPL 2S 1OP	1		9,786.80	9,787
	FIX	O	XTRA FIXTURES	3		2,366.07	7,098

TOTAL RCN	403,247

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

EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD		$310,500