

Key: 11059

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11,349

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|------------|----------------|------------------|--------------|--|
| PLAISTED ANNE & MELISSA DUCEY TRS E&R PLAISTED IRREV TRUST PO BOX 67 CATAUMET, MA 02534 | | 51.4-98-0 | 7 SANDPIPER LN | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| PLAISTED ANNE & MELISSA D | | 02/12/2021 | F | 1 (225331) | | |
| PLAISTED RICHARD E & | | 12/17/1990 | QS | 135,000 (122193) | | |

| 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-22-265 | 05/03/2022 | 3 | ALT/RENO | 7,800 | 11/29/2022 | SL | 100 100 |
| 16926 | 10/24/2016 | 13 | OTHER | 2,904 | | JS | 100 100 |
| 980091 | 03/03/1998 | 4 | DETACH.STRUC | 1,600 | 03/10/1999 | JS | 100 100 |

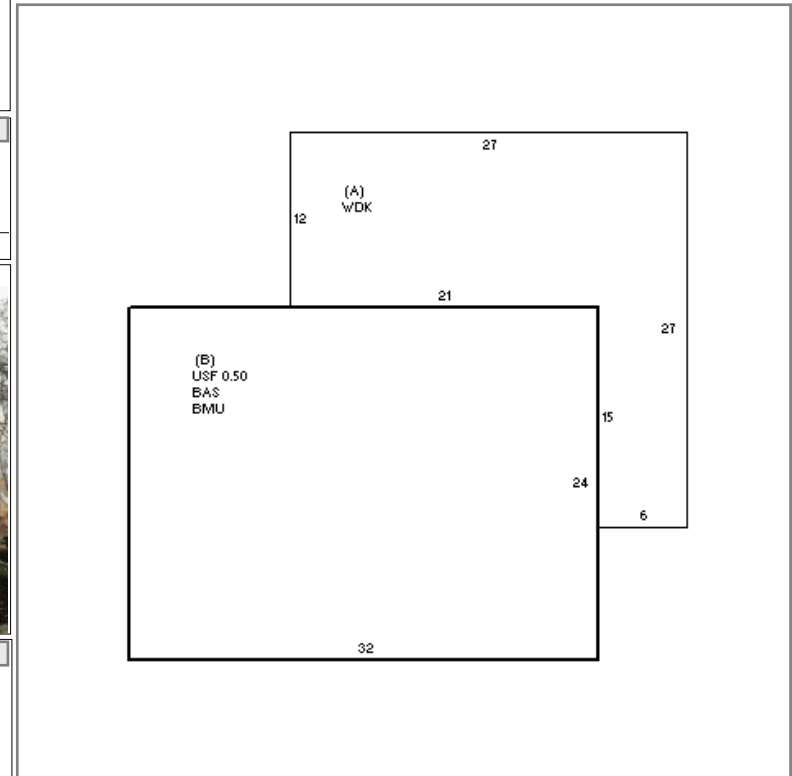
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|----------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 21,764 | 14 | 1.00 | 100 1.00 | 294,625 | 1.59 | A | 1.00 | R06 | 1.25 | 234,720 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 21,780 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | CATAUMET | NOTE | LAND | 234,700 | 207,700 | | | |
| Infl1 | AVG | | BUILDING | 219,900 | 194,600 | | | |
| N_Index | AVG | | DETACHED | 900 | 1,300 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 455,500 | 403,600 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 50 0.50 8 X 14 | | 112 | 16.42 | 900 |



| BUILDING | CD | ADJ | DESC | MEASURE | 11/29/2022 | SL |
|----------|----|------|-------------------|---------|------------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/29/2022 | EST |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 11/29/2022 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1978 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,152 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$248 | OVERALL | 1.100 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1.5 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 3 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 6 | 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 | 32 | WW-SOFTWOOD | 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 |
|---|-----|---|-----------------|-------|------|-----------|---------|
| A | WDK | N | WOOD DECK | 414 | | 23.85 | 9,873 |
| B | BMU | N | BSMT UNFINISHED | 768 | | 51.39 | 39,471 |
| B | BAS | L | BASE AREA | 768 | 1978 | 230.30 | 176,874 |
| B | USF | L | UPPER STORY FIN | 384 | 1978 | 122.85 | 47,176 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,835.20 | 9,835 |
| | FIX | O | XTRA FIXTURES | 1 | | 2,378.10 | 2,378 |

| TOTAL RCN | 285,606 |
|----------------|------------|
| 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 | \$219,900 |