

Key: 1208

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.219

LEGAL

CURRENT OWNER		PARCEL ID		LOCATION	
SORENTI JOSEPH F JR 95 OLD PLYMOUTH ROAD SAGAMORE BEACH, MA 02562		7.0-25-0		95 OLD PLYMOUTH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
SORENTI JOSEPH F JR		10/21/1998	QS	185,000	11776-56

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

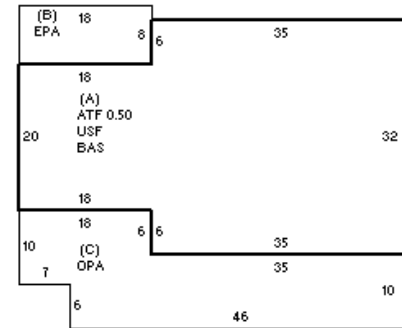
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	1	1.00	100	1.00	100	1.00	235,700	1.00	A	1.00	R03	1.00		216,390
300	A	0.532	1	1.00	100	1.00	100	1.00	16,300	1.00	A	1.00	R03	1.00		8,670

DETACHED

TOTAL	1.450 Acres	ZONING	1	FRNT	205	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE			LAND	225,100	199,200	
Infl1	AVG		BUILDING	384,600	340,300			
N_Index	AVG		DETACHED	27,900	30,200			
			OTHER	0	0			
					TOTAL	637,600	569,700	

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	G	1.20	50 0.50		1,040	39.27	20,400
SHF	A	1.00	10 0.90		672	12.38	7,500



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2021	NMP
MODEL	1		RESIDENTIAL	LIST	9/17/2008	EST
STYLE	13	0.85	CONVERSION [100%]	REVIEW	10/8/2008	JB
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1875	SIZE ADJ	1.000
NET AREA	2,960	DETAIL ADJ	1.000
\$NLA(RCN)	\$171	OVERALL	0.840
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	10	1.00	
BEDROOMS	6	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	2	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	3	FOUN. WALL	1.00	A	BAS	L	BASE AREA	1,480	1875	169.51	250,877
EXT COVER	3	ALUMINUM	1.00	A	USF	L	UPPER STORY FIN	1,480	1875	96.07	142,179
ROOF SHAPE	1	GABLE	1.00	A	ATF	N	ATTIC FINISH	740		56.68	41,945
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	EPA	N	ENCLOSED PORCH	144		76.02	10,947
FLOOR COVER	23	SOFTWOOD-W/W	1.00	C	OPA	N	OPEN PORCH	596		54.38	32,410
INT. FINISH	1	PLASTER	1.00		CPC	O	CAPE CELLAR	1		3,489.00	3,489
HEATING/COOLING	4	STEAM	0.99	F21	O	FPL 2S 1OP		2		8,139.50	16,279
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		4		1,967.65	7,871
USE	0		1.00								

TOTAL RCN	505,996
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	\$384,600