Key: 1214

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,225

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEOPOLD CHRISTOPHER L ET UX XING XIAO 8 DEACONS LANE SAGAMORE BEACH, MA 02562	7.0-31-0	8 DEACONS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEOPOLD CHRISTOPHER L ET	06/17/2009	QS	225,000	23812-188
DRISCOLL CYNTHIA A	06/17/2009	N		23812-187
CLIFFORD ROBERT F JR TR O	06/26/2006	F	100	21131-279

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	%
H740	08/20/2020	2	ADDITIONS				100	100
181087	12/17/2018	2	ADDITIONS	120,000	01/09/2020	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	14,637	1 1.00	100 1.00	100 1.00	259,270	2.23	A 1.00	R04 1.10			194,250

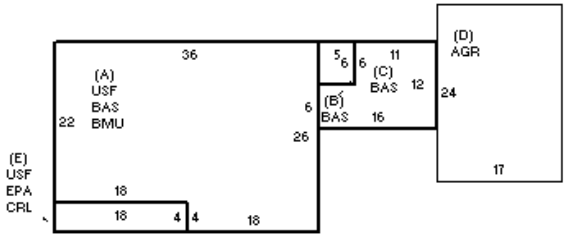
TOTAL	14,636 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	194,300	171,900
BUILDING	412,400	364,900
DETACHED	0	0
OTHER	0	0
TOTAL	**606,700**	**536,800**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/16/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2021	NMP
LIST	1/9/2020	EST
REVIEW	1/9/2020	TL

YEAR BLT	1964	SIZE ADJ	1.010
NET AREA	1,992	DETAIL ADJ	1.000
$NLA(RCN)	$207	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		39.04	33,730
+	USF	L	UPPER STORY FIN	936	2019	115.25	107,875
+	BAS	L	BASE AREA	894	1964	205.52	183,734
C	BAS	L	BASE AREA	162	2019	205.52	33,294
D	AGR	N	ATT GARAGE	408		66.17	26,996
E	CRL	N	BSMT CRAWL	72		36.68	2,641
E	EPA	N	ENCLOSED PORCH	72		108.55	7,815
	F21	O	FPL 2S 1OP	1		9,430.90	9,431
	FIX	O	XTRA FIXTURES	3		2,280.03	6,840

TOTAL RCN	412,357

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

EFF.YR/AGE	2021 / 1	
COND	1 1 %	
FUNC	0	
ECON	0	
DEPR	0	% GD 100
RCNLD		$412,400