Key: 1215

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,226

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ZAHNER LAWRENCE F ETUX ROBIN C ZAHNER 22 DEACONS LN SAGAMORE BEACH, MA 02562	7.0-32-0	22 DEACONS LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ZAHNER LAWRENCE F ETUX	09/23/2013	O	145,000	27706-256
MORRETTA DEBRA A &	09/23/2013	F		27706-253+4
MARTIN CLARA P & DEBRA A	11/23/2004	F	100	1972-317

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	%
		13	OTHER		08/11/2016	TL	100	100
13595	09/09/2013	1	NEW CONSTRUC	190,000	02/14/2014	TL	100	100
13571	08/28/2013	5	DEMOLITIONS	4,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,873	1 1.00	100 1.00	100 1.00	259,270	1.48	A 1.00	R04 1.10			210,200

TOTAL	23,871 SF	ZONING	1	FRNT	180

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

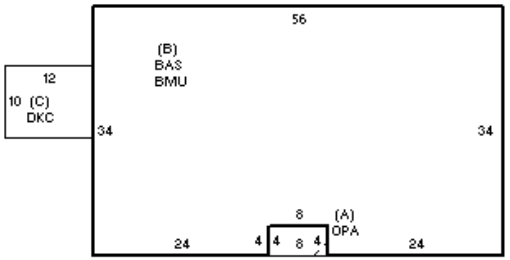
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	210,200	186,000
BUILDING	464,200	410,800
DETACHED	27,600	26,300
OTHER	0	0
TOTAL	**702,000**	**623,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A 1.00	10 0.90	26 X 36		936	32.72	27,600

PHOTO 02/14/2014



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2021	NMP
LIST	2/26/2014	TL
REVIEW	8/11/2016	TL

YEAR BLT	2013	SIZE ADJ	1.010
NET AREA	1,872	DETAIL ADJ	1.000
$NLA(RCN)	$261	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	3	1.00
% BSMT FINISH	50	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	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	OPA	N	OPEN PORCH	32		88.13	2,820
B	BMU	N	BSMT UNFINISHED	1,872		32.08	60,045
B	BAS	L	BASE AREA	1,872	2013	191.59	358,653
C	DKC	N	DECK-COMPOSITE	120		67.92	8,151
	BMF	N	BSMT FINISH	936		37.54	35,142
	BMG	O	BSMT GARAGE	1		7,710.40	7,710
	FIX	O	XTRA FIXTURES	7		2,303.59	16,125

TOTAL RCN	488,645

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

EFF.YR/AGE	2014 / 8		
COND	5 5 %		
FUNC	0		
ECON	0		
DEPR	5	% GD	95
RCNLD	$464,200		