

Key: 1251

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.260

LEGALS

CURRENT OWNER		PARCEL ID		LOCATION													
TRAN CHOT & THI V NGUYEN 56 NOREAST DRIVE SAGAMORE BEACH, MA 02562		7.0-62-0		56 NOREAST DR													
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)												
TRAN CHOT & RISIO PASQUALE D & RISIO PASQUALE D & SUSAN		12/22/2020 01/10/2001 03/22/2000	QS F A	510,000	33601-220 13479-107 12895-246												
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,291	1	1.00	100	1.00	100	1.00	259,270	2.15	A	1.00	R04	1.10			195,380

LAND

TOTAL	15,290 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	195,400	172,900			
Infl1	AVG		BUILDING	490,900	434,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	686,300	607,200			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/11/2021	TL
MODEL	1		RESIDENTIAL	LIST	1/11/2021	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	5/18/2021	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1987	SIZE ADJ	1.000
NET AREA	2,520	DETAIL ADJ	1.000
\$NLA(RCN)	\$212	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		8	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		10	1.00
GARAGE CAPACITY		2	1.00
% BSMT FINISH		0	1.00
# OF HALF BATHS		1	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
+	BMU	N	BSMT UNFINISHED	1,008		40.59	40,911
+	BAS	L	BASE AREA	1,008	1987	213.66	215,368
+	USF	L	UPPER STORY FIN	1,512	1987	115.72	174,964
+	WDK	N	WOOD DECK	192		38.93	7,475
D	AGR	N	ATT GARAGE	624		64.70	40,375
E	BMF	N	BSMT FINISH	504		48.76	24,577
F	PTA	N	PATIO	484		15.13	7,325
	F32	O	FPL 3S 2OP	1		10,709.30	10,709
	FIX	O	XTRA FIXTURES	5		2,370.24	11,851

TOTAL RCN	533,554
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$490,900

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	%
10318	06/08/2010	3	ALT/RENO	7,200	08/26/2010		100	100

