

Key: 1264

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.273

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEAHY SUSAN & KIMBERLY TRS WINDY WAY REALTY TRUST 31 NOREAST DR SAGAMORE BEACH, MA 02562				7.0-75-0				31 NOREAST DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEAHY SUSAN & KIMBERLY TR				11/30/2022	QS	526,000	35513-275				
MASTENDINO PATRICIA K &				04/20/2001	A		13746-306				
MASTENDINO PATRICIA K				06/05/1998	QS	209,900	11480-8				

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-23-164	04/28/2023	15	INSULATE/WEA	5,700			100 100
EXB-23-90	02/22/2023	3	ALT/RENO	18,600			100 100
04202	04/02/2004	2	ADDITIONS	30,000	09/18/2006	DB	100 100
970627	12/10/1997	1	NEW CONSTRUCT	80,000	02/17/1999	JS	100 100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE								
100	S	15,120	1	1.00	100	1.00	100	1.00			259,270	2.17	A	1.00	R04	1.10				195,080

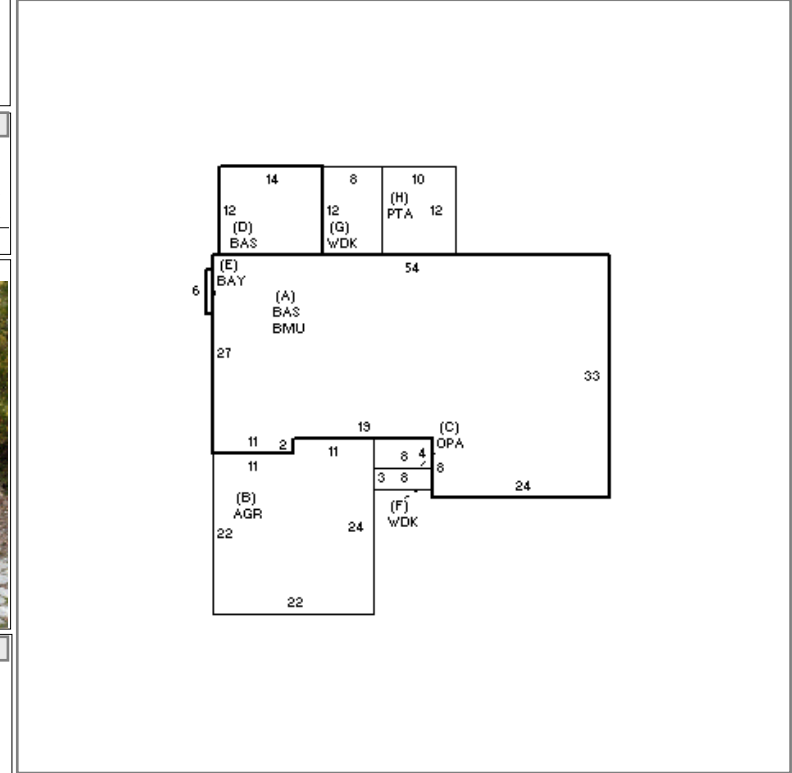
DETACHED

TOTAL	15,115 SF	ZONING	1	FRNT	158	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	195,100	172,700			
Infl1	AVG		BUILDING	357,900	322,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	553,000	495,100			

BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	05/12/2023
									

BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	9/7/2022	TL
MODEL	1		RESIDENTIAL	LIST	9/7/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	5/12/2023	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1997	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	441,894
NET AREA	1,738	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,564		34.22	53,517		
\$NLA(RCN)	\$254	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	1,564	1997	189.71	296,706		
				ROOF SHAPE	1	GABLE	1.00	B	AGR	N	ATT GARAGE	506		66.20	33,497		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	OPA	N	OPEN PORCH	32		87.26	2,792		
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	168	2004	189.71	31,871		
				INT. FINISH	2	DRYWALL	1.00	E	BAY	L	BAY/WINDOW	6	1997	194.05	1,164		
				HEATING/COOLING	2	HOT WATER	1.02	+	WDK	N	WOOD DECK	120		42.33	5,079		
				FUEL SOURCE	1	OIL	1.00	H	PTA	N	PATIO	120		15.31	1,837		
				USE	0		1.00	F11	O	FPL 1S 1OP	1		8,588.10	8,588			
								FIX	O	XTRA FIXTURES	3		2,281.10	6,843			

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

EFF.YR/AGE	2000 / 22
COND	19 19 %
FUNC	0
ECON	0
DEPR	19 % GD 81

RCNLD	\$357,900
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