

Key: 1265

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.274

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER								PARCEL ID				LOCATION			
LO PHONG 35 NOREAST DRIVE SAGAMORE BEACH, MA 02562								7.0-76-0				35 NOREAST DR			
TRANSFER HISTORY								DOS	T	SALE PRICE	BK-PG (Cert)				
LO PHONG								04/04/2019	QS	395,000	31930-90				
GLYNN ROBERT P & COLANTONIO								09/29/1988	QS	207,000	6461-2				
								01/01/1987	QS	62,000	N/A-N/A				

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 %
19339	04/29/2019	3	ALT/RENO	10,000			100 100
09315	07/14/2009	4	DETACH.STRUC		04/23/2010		100 100
990331	06/14/1999	6	FENCE	2,049	02/15/2000	EB	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	15,000	1	1.00	100	1.00	100	1.00	259,270	2.18	A	1.00	R04	1.10			194,880

TOTAL	14,985 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	194,900	172,500			
Infl1	AVG		BUILDING	367,000	324,700			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
TOTAL				563,400	498,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	10 X 10	100	16.90	1,500

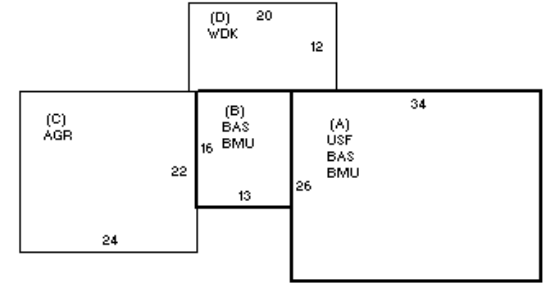


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/17/2021	NMP
MODEL	1		RESIDENTIAL	LIST	4/5/2019	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/19/2019	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1987	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,976	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,092		41.38	45,185
\$NLA(RCN)	\$232	OVERALL	1.070	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,092	1987	217.83	237,871
CAPACITY				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	884	1987	122.15	107,985
STORIES	2	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00	C	AGR	N	ATT GARAGE	528		70.13	37,030
ROOMS	7	1.00		FLOOR COVER	1	HARDWOOD	1.02	D	WDK	N	WOOD DECK	240		29.39	7,054
BEDROOMS	3	1.00		INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		9,098.30	9,098
BATHROOMS	2	1.00		HEATING/COOLING	9	WARM-COOL AIR	1.03		FIX	O	XTRA FIXTURES	6		2,416.60	14,500
BATHROOMS	2	1.00		FUEL SOURCE	1	OIL	1.00								
FIXTURES	11	1.00		USE	0		1.00								
GARAGE CAPACITY	2	1.00													
% BSMT FINISH	0	1.00													
# OF HALF BATHS	1	1.00													
# OF UNITS	1	1.00													

TOTAL RCN	458,722	CONDITION ELEM	CD
EXTERIOR			G
INTERIOR			A
KITCHEN			A
BATHS			A
HEAT			A
ELECT			A



EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$367,000