Key: 132

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 127

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LEONE LAURA A TRS LEONE FAMILY TRUST 14 SHEPPARD ROAD SAGAMORE BEACH, MA 02562	2.3-40-1	14 SHEPPARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LEONE LAURA A TRS	07/08/2019	F	1	32142-162
LEONE ANTHONY J &	01/29/2001	QS	400,000	13518-114
ROYAL OAKS CORPORATION	06/01/2000	B	95,000	13046-334

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-21-439	06/24/2021	15	INSULATE/WEA	62,421			100	100
		12	CYCLICAL		11/02/2017	BC	100	100
13215	04/08/2013	3	ALT/RENO	9,360	08/06/2013	DB	100	100
200332	05/31/2000	1	NEW CONSTRUC	151,500	01/02/2001	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	12,720	1 1.00	100 1.00	100 1.00	341,765	2.52	A 1.00	R06 1.45			251,690

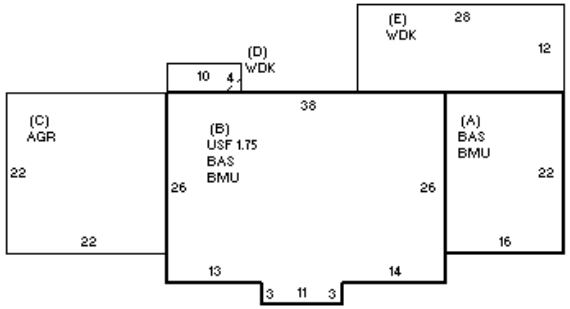
TOTAL	12,720 SF	ZONING	1	FRNT	120
Nbhd	N SAG	NOTE	PARCEL 40.0 ADDED FY2002		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	251,700	222,800
BUILDING	554,100	495,900
DETACHED	0	0
OTHER	0	0
TOTAL	**805,800**	**718,700**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 11/02/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/11/2022	NMP
LIST	11/2/2017	EST
REVIEW	11/2/2017	BC

YEAR BLT	2000	SIZE ADJ	0.995
NET AREA	3,160	DETAIL ADJ	1.000
$NLA(RCN)	$202	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2.75	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	12	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	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
+	BMU	N	BSMT UNFINISHED	1,373		36.38	49,950
+	BAS	L	BASE AREA	1,373	2000	214.07	293,917
B	USF	L	UPPER STORY FIN	1,787	2000	118.40	211,575
C	AGR	N	ATT GARAGE	484		70.38	34,065
+	WDK	N	WOOD DECK	376		24.32	9,146
	FIX	O	XTRA FIXTURES	7		2,425.11	16,976
	GFP	O	GAS FIREPLACE	1		7,288.20	7,288
	JAC	O	JACUZZI	1		13,984.20	13,984

TOTAL RCN	636,901

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

EFF.YR/AGE	2006 / 16		
COND	13	13 %	
FUNC	0		
ECON	0		
DEPR	13	% GD	87
RCNLD			$554,100