Key: 1346

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,351

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CORBIN MAURICE A & **SUSANNE M CORBIN** **198 WILLISTON RD** **SAGAMORE BEACH, MA 02562**	**7.1-28-0**	**198 WILLISTON RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CORBIN MAURICE A &	08/16/1993	F	1	(131057)
CORBIN MAURICE ANDREW	08/16/1993	H	60,000	N/A-N/A

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	**100**	**SINGLE FAMILY**		**1**	**1 of 1**

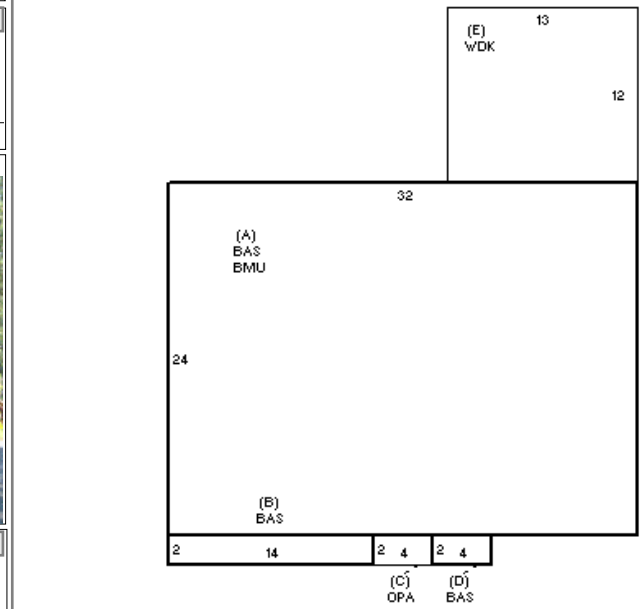
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,500	1 1.00	100 1.00	100 1.00	259,270	1.75	A 1.00	R04 1.10			202,650

TOTAL	19,515 SF	ZONING	1	FRNT	62
Nbhd	N SAG	NOTE	Also frontage on Hunter's Ridge Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	202,700	179,400
BUILDING	154,100	136,400
DETACHED	900	900
OTHER	0	0
TOTAL	**357,700**	**316,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	50 0.50	8 X 14		112	16.42	900

PHOTO 07/22/2008

BLDG COMMENTS

BUILDING

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

MEASURE	1/18/2022	NMP
LIST	7/2/2008	EST
REVIEW	7/24/2008	ER

YEAR BLT	1967	SIZE ADJ	1.020
NET AREA	804	DETAIL ADJ	1.000
$NLA(RCN)	$252	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	1	WOOD 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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	768		45.54	34,977
+	BAS	L	BASE AREA	804	1967	196.20	157,747
C	OPA	N	OPEN PORCH	8		94.11	753
E	WDK	N	WOOD DECK	156		34.60	5,398
	MST	O	MAS/METAL STACK	1		3,948.70	3,949

TOTAL RCN	202,824

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$154,100