

Key: 1387

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.391

LEGALS

| CURRENT OWNER   |  |  |  | PARCEL ID   |    |         |          | LOCATION      |    |            |              |  |  |
|---|--|--|--|---|----|---------|----------|---------------|----|------------|--------------|--|--|
| TRENCH LUIS & LUIZ DOSSANTOS<br>14 FOX RUN RD<br>SAGAMORE BEACH, MA 02562 |  |  |  | 7.2-29-0  |    |         |          | 14 FOX RUN RD |    |            |              |  |  |
|   |  |  |  | TRANSFER HISTORY  |    |         |          | DOS           | T  | SALE PRICE | BK-PG (Cert) |  |  |
|   |  |  |  | TRENCH LUIS & WEST PATRICK D<br>MAC BUILDERS INCORPORATED |    |         |          | 05/21/2021    | QS | 595,000    | (226326)     |  |  |
|   |  |  |  | 04/02/2019  | QS | 430,000 | (219011) |               |    |            |              |  |  |
|   |  |  |  | 09/29/2017  | U  | 110,000 | (214196) |               |    |            |              |  |  |

| 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    | %   |
| 17987  | 12/05/2017 | 1             | NEW CONSTRUC | 200,000 | 04/17/2019 | 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 | 10,100   | 1    | 1.00  | 100     | 1.00     | 100 | 1.00 | 259,270 | 3.10 | A          | 1.00      | R04 | 1.10 |  |  | 186,420 |

| TOTAL   | 10,106 SF | ZONING           | 1  | FRNT           | 43             | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|------------------|--|----------------|----------------|----------|---------|----------|
| Nbhd    | N SAG     | N<br>O<br>T<br>E | Also frontage on Hunters Ridge Rd<br>Removed topo 8-2020 |                |                | LAND     | 186,400 | 165,000  |
| Infl1   | AVG       |                  | BUILDING   | 377,100        | 337,000        |          |         |          |
| N_Index | AVG       |                  | DETACHED   | 2,000          | 1,900          |          |         |          |
|         |           |                  | OTHER  | 0              | 0              |          |         |          |
|         |           |                  | <b>TOTAL</b>   | <b>565,500</b> | <b>503,900</b> |          |         |          |

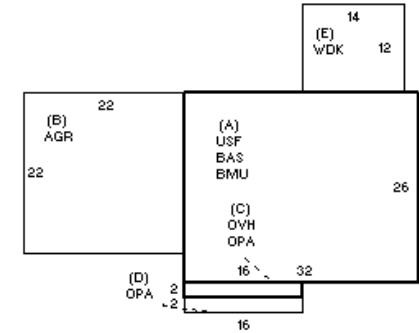
DETACHED

| TY  | QUAL | COND | DIM/NOTE    | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| PTD | G    | 1.20 | 10 0.90 EST |    | 500   | 4.51      | 2,000 |

PHOTO 03/26/2021



| BLDG COMMENTS |
|---------------|
|               |



BUILDING

| BUILDING | CD | ADJ  | DESC              | MEASURE | 7/15/2021 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 8/25/2020 | EST |
| STYLE    | 5  | 1.00 | COLONIAL [100%]   | REVIEW  | 3/26/2021 | TL  |
| QUALITY  | +  | 1.05 | AVERAGE + [100%]  |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 2018  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 380,860 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,696 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 832   |      | 40.60     | 33,783  |           |         |
| \$NLA(RCN) | \$225 | OVERALL    | 1.050 | EXT COVER       | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 832   | 2018 | 220.82    | 183,719 |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 832   | 2018 | 119.87    | 99,733  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | AGR | N | ATT GARAGE      | 484   |      | 68.82     | 33,310  |           |         |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | + | OPA | N | OPEN PORCH      | 64    |      | 85.34     | 5,462   |           |         |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 | C | OVH | L | OVERHANG        | 32    | 2018 | 201.65    | 6,453   |           |         |
|            |       |            |       | HEATING/COOLING | 9  | WARM-COOL AIR  | 1.03 | E | WDK | N | WOOD DECK       | 168   |      | 38.95     | 6,543   |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   | FIX | O | XTRA FIXTURES   | 5     |      | 2,371.36  | 11,857  |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

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

| EFF.YR/AGE | 2019 / 3  |
|------------|-----------|
| COND       | 2 2 %     |
| FUNC       | 0         |
| ECON       | 0         |
| DEPR       | 1 % GD 99 |
| RCNLD      | \$377,100 |