Key: 1393

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.397

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ROCHE MICHAEL PO BOX 21 SAGAMORE BEACH, MA 02562-0021	7.2-35-0	22 MARSH POND RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ROCHE MICHAEL	02/06/1998	G	246,200	(147430)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1250	100	OTHER CONGREGATE		1	1 of 1

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
960084	03/25/1996	9	DECK	2,200	04/22/1997	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	10,100	C-1 1.00	100 1.00	100 1.00	455,500	2.13	A 1.00	55 1.00			224,570

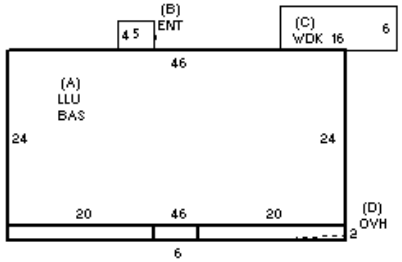
TOTAL	10,106 SF	ZONING		FRNT	96
Nbhd	NO SAGAMORE	NOTE	Also frontage on Hunters Ridge Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	224,600	215,900
BUILDING	292,400	258,800
DETACHED	1,700	1,600
OTHER	0	0
TOTAL	**518,700**	**476,300**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	10X14		140	16.42	1,700

PHOTO



BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/19/2020	RP
LIST	5/19/2020	EST
REVIEW	5/19/2020	RP

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.005
NET AREA	2,208	DETAIL ADJ	1.000
$NLA(RCN)	$174	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	10	1.00
BEDROOMS	7	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	91	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	2	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	1,116	1970	210.67	235,113
A	LLU	N	LOWER LEVEL UNF	1,116		35.16	39,241
B	ENT	N	ENCLOSED ENTRY	20		125.33	2,507
C	WDK	N	WOOD DECK	96		48.29	4,636
D	OVH	L	OVERHANG	92	1970	198.75	18,285
	LLF	L	LOWER LEVEL FIN	1,000	1970	59.84	59,840
	F11	O	FPL 1S 1OP	1		8,799.40	8,799
	FIX	O	XTRA FIXTURES	7		2,337.11	16,360

TOTAL RCN	384,780

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			$292,400