

Key: 1469

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.472

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
ROCHE ARTHUR J JR & SHEILA A ROCHE TRS ROCHE FAMILY RLTY TR PO BOX 103 SAGAMORE BEACH, MA 02562				7.3-46-0				3 NAUSHON RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROCHE ARTHUR J JR & SHEIL ROCHE ARTHUR J JR &				11/10/2003 01/19/1979	F QS	1 56,000	(171180) (77088)				

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	%

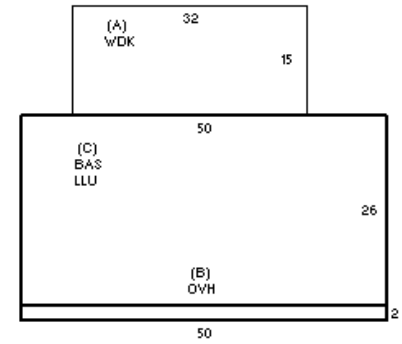
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	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	310,900	275,200			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	505,800	447,700			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	30 0.70 8 X 10			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	4/26/2011	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	4/26/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

G

YEAR BLT	1975	SIZE ADJ	1.010
NET AREA	1,946	DETAIL ADJ	1.000
\$NLA(RCN)	\$208	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	8	1.00	
BEDROOMS	4	1.00	
BATHROOMS	3	1.00	
FIXTURES	12	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	39	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	3	W/W CARPET	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	WDK	N	WOOD DECK	480		22.44	10,770
B	OVH	L	OVERHANG	100	1975	190.23	19,023
C	LLU	N	LOWER LEVEL UNF	1,300		32.67	42,475
C	BAS	L	BASE AREA	1,300	1975	197.46	256,693
	LLF	L	LOWER LEVEL FIN	546	1975	64.82	35,389
	BMG	O	BSMT GARAGE	2		7,487.25	14,975
	F12	O	FPL 1S 2OP	1		8,844.40	8,844
	FIX	O	XTRA FIXTURES	7		2,236.90	15,658

TOTAL RCN	403.826
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77
RCNLD	\$310,900