

Key: 1471

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.474

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION								
TORRES RYAN R & KRISTIN TORRES				7.3-48-0				2 NANTUCKET LN								
2 NANTUCKET LANE				SAGAMORE BEACH, MA 02562												
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)								
TORRES RYAN R & ROBISHAW PAUL W				03/20/2020	QS	385,000 (222142)										
HODGES ANDREA M				06/17/2019	QS	348,000 (219707)										
				11/24/2003	QS	335,000 (171355)										
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	17,350	1	1.00	100	1.00	100	1.00	259,270	1.93	A	1.00	R04	1.10		198,930

TOTAL	17,337 SF	ZONING	1	FRNT	75	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on Siasconset Dr	LAND	198,900	176,100			
Infl1	AVG		BUILDING	312,900	276,900			
N_Index	AVG		DETACHED	1,800	0			
			OTHER	0	0			
			TOTAL	513,600	453,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8 X 8			0.00	
SHF	A	1.00	10 0.90 10 X 12	2022	120	16.42	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	7/22/2021	NMP
MODEL	1		RESIDENTIAL	LIST	5/13/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1984	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,788	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	816		38.30	31,255
\$NLA(RCN)	\$204	OVERALL	1.040	EXT COVER	4	VINYL	1.00	A	USF	L	UPPER STORY FIN	816	1984	113.08	92,270
				ROOF SHAPE	1	GABLE	1.00	+	BAS	L	BASE AREA	972	1984	208.30	202,467
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	426		22.44	9,558
				FLOOR COVER	2	SOFTWOOD	1.02	F	OPA	N	OPEN PORCH	180		68.66	12,358
				INT. FINISH	2	DRYWALL	1.00	F21	O	FPL 2S 1OP	1		9,253.00	9,253	
				HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA FIXTURES	3		2,237.00	6,711	
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	363,871
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	A
ELECT	A
EFF.YR/AGE 2005 / 17	
COND	14 14 %
FUNC	0
ECON	0
DEPR	14 % GD 86
RCNLD	\$312,900

