

Key: 1474

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.477

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  |  |  |  |  | PARCEL ID  |    |            |              | LOCATION         |  |  |  |
|--|--|--|--|--|--|--|--|------------|----|------------|--------------|------------------|--|--|--|
| SHARP RICHARD H &<br>C/O BRADY MICHAEL &<br>69 SIASCONSET DR<br>SAGAMORE BEACH, MA 02562 |  |  |  |  |  |  |  | 7.3-51-0   |    |            |              | 69 SIASCONSET DR |  |  |  |
| TRANSFER HISTORY   |  |  |  |  |  |  |  | DOS        | T  | SALE PRICE | BK-PG (Cert) |                  |  |  |  |
| BRADY MICHAEL &<br>SHARP RICHARD H &<br>SHARP LOUISE H                                   |  |  |  |  |  |  |  | 11/02/2023 | QS | 685,000    | (234364)     |                  |  |  |  |
|  |  |  |  |  |  |  |  | 02/04/2020 | N  |            | (194017)     |                  |  |  |  |
|  |  |  |  |  |  |  |  | 04/11/2011 | F  |            | 1 (194017)   |                  |  |  |  |

| 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 | %      |  |  |
|        |        |               |      |        |      |       |     |        |  |  |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |  |  |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|--|---------|
| 100 | S | 15,300   | 1    | 1.00  | 100     | 1.00     | 100 | 1.00 | 259,270 | 2.15 | A          | 1.00      | R04 | 1.10 |  |  |  |  |  |  |  | 195,400 |

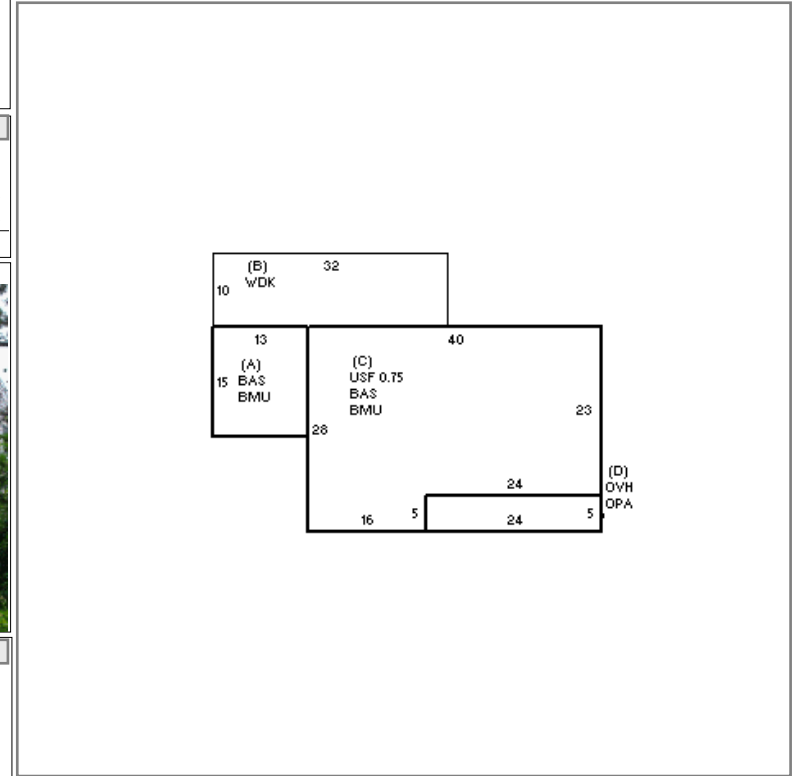
| TOTAL   | 15,290 SF | ZONING                                  | 1        | FRNT         | 180            | ASSESSED       | CURRENT | PREVIOUS |
|---------|-----------|---|----------|--------------|----------------|----------------|---------|----------|
| Nbhd    | N SAG     | NOTE<br>Also frontage on Nantucket Lane | LAND     | 195,400      | 172,900        |                |         |          |
| Infl1   | AVG       |   | BUILDING | 357,700      | 316,500        |                |         |          |
| N_Index | AVG       |   | DETACHED | 0            | 0              |                |         |          |
|         |           |   | OTHER    | 0            | 0              |                |         |          |
|         |           |   |          | <b>TOTAL</b> | <b>553,100</b> | <b>489,400</b> |         |          |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|    |      |      |          |    |       |           |       |

| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/12/2022 | NMP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 6/26/2008 | JH  |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  | 4/2/2012  | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

PHOTO 07/11/2008

BLDG COMMENTS



| YEAR BLT   | 1985  | SIZE ADJ   | 1.005 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN      | 458,610    |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|------------|
| NET AREA   | 2,065 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BMU | N | BSMT UNFINISHED | 1,195 |      | 39.95     | 47,735  | CONDITION ELEM | CD         |
| \$NLA(RCN) | \$222 | OVERALL    | 1.090 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | + | BAS | L | BASE AREA       | 1,195 | 1985 | 210.29    | 251,295 | EXTERIOR       | A          |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | WDK | N | WOOD DECK       | 320   |      | 23.40     | 7,487   | INTERIOR       | A          |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | USF | L | UPPER STORY FIN | 750   | 1985 | 119.11    | 89,334  | KITCHEN        | A          |
|            |       |            |       | FLOOR COVER     | 3  | W/W CARPET     | 1.00 | D | OPA | N | OPEN PORCH      | 120   |      | 75.17     | 9,020   | BATHS          | A          |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | D | OVH | L | OVERHANG        | 120   | 1985 | 198.39    | 23,806  | HEAT           | A          |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | BMG | O | BSMT GARAGE     | 2     |      | 7,808.35  | 15,617  | ELECT          | A          |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   | F21 | O | FPL 2S 1OP      | 1     |      | 9,649.80  | 9,650   |                |            |
|            |       |            |       | USE             | 0  |                | 1.00 |   | FIX | O | XTRA FIXTURES   | 2     |      | 2,332.75  | 4,666   |                |            |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | EFF.YR/AGE     | 1997 / 25  |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | COND           | 22 22 %    |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | FUNC           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | ECON           | 0          |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | DEPR           | 22 % GD 78 |
|            |       |            |       |                 |    |                |      |   |     |   |                 |       |      |           |         | RCNLD          | \$357,700  |