**Key: 1480**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.483

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| LEOFANTI STEPHEN R &<br>MARGARET W LEOFANTI<br>4 SIASCONSET DR<br>SAGAMORE BEACH, MA 02562 | 7.3-57-0 | 4 SIASCONSET DR |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| LEOFANTI STEPHEN R & | 12/16/2020 | F | 100 | (224770) |
| LEOFANTI STEPHEN R | 03/03/1995 | QS | 152,500 | (136548) |
| WHITMAN PAUL | 09/30/1988 | QS | 166,667 | N/A-N/A |

| CLASS | CLASS% | DESCRIPTION | BN ID | BN | CARD |
|---|---|---|---|---|---|
| 1010 | 100 | SINGLE FAMILY | | 1 | 1 of 1 |

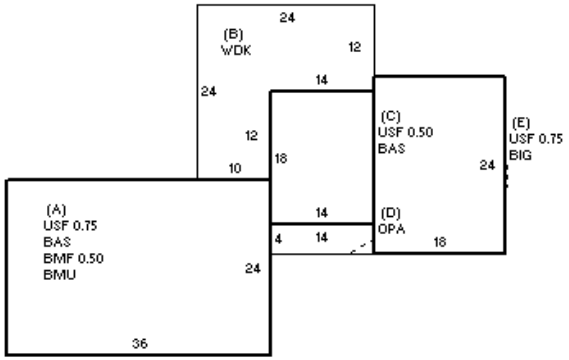
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| 19369 | 05/06/2019 | 3 | ALT/RENO | 3,012 | | | 100 | 100 |
| 19073 | 02/04/2019 | 15 | INSULATE/WEA | 5,190 | | | 100 | 100 |
| 13827 | 11/25/2013 | 3 | ALT/RENO | 7,500 | 05/09/2018 | TL | 100 | 100 |
| 970145 | 04/03/1997 | 6 | FENCE | 1,400 | 04/21/1998 | JS | 100 | 100 |
| 950070 | 02/21/1995 | 10 | WOODSTOVE | | 11/05/1996 | JC | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 15,682 | 1 1.00 | 100 1.00 | 100 1.00 | 259,270 | 2.10 | A 1.00 | R04 1.10 | | | 196,060 |

| TOTAL | 15,682 SF | ZONING | 1 | FRNT | 100 |
|---|---|---|---|---|---|
| Nbhd | N SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 196,100 | 173,500 |
| BUILDING | 402,000 | 355,700 |
| DETACHED | 12,700 | 12,200 |
| OTHER | 0 | 0 |
| TOTAL | **610,800** | **541,400** |




## DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|---|---|---|---|---|---|---|---|
| IPG | A 1.00 | A 0.75 | 15 X 30 | | 450 | 31.65 | 10,700 |
| PTD | A 1.00 | A 0.75 | | | 426 | 3.76 | 1,200 |
| SHF | A 1.00 | 50 0.50 | EST-8 X 12 | | 96 | 16.90 | 800 |

PHOTO 07/11/2008

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 4 | 1.05 | CAPE [100%] |
| QUALITY | A | 1.00 | AVERAGE [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 1/12/2022 | NMP |
|---|---|---|
| LIST | 5/9/2018 | EST |
| REVIEW | | |

| YEAR BLT | 1976 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,214 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $224 | OVERALL | 1.110 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 1.75 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 5 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 8 | 1.00 |
| GARAGE CAPACITY | 1 | 1.00 |
| % BSMT FINISH | 50 | 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 | 1 | HARDWOOD | 1.02 |
| 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 | BMU | N | BSMT UNFINISHED | 864 | | 40.68 | 35,147 |
| A | BMF | N | BSMT FINISH | 432 | | 48.88 | 21,115 |
| + | USF | L | UPPER STORY FIN | 1,098 | 1976 | 115.98 | 127,348 |
| B | WDK | N | WOOD DECK | 408 | | 23.83 | 9,722 |
| + | BAS | L | BASE AREA | 1,116 | 1976 | 214.15 | 238,989 |
| D | OPA | N | OPEN PORCH | 56 | | 85.50 | 4,788 |
| E | BIG | N | BUILT-IN GARAGE | 432 | | 87.46 | 37,785 |
| | F21 | O | FPL 2S 1OP | 1 | | 9,826.90 | 9,827 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,375.73 | 7,127 |
| | MST | O | MAS/METAL STACK | 1 | | 4,452.20 | 4,452 |

| TOTAL RCN | 496,299 |
|---|---|

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

| EFF.YR/AGE | 2000 / 22 | | |
|---|---|---|---|
| COND | 19 | 19 % | |
| FUNC | 0 | | |
| ECON | 0 | | |
| DEPR | 19 | % GD | 81 |
| RCNLD | | | $402,000 |