Key: 1484

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.487

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
CHRISTIAN PAUL D & JANICE E CHRISTIAN 12 SIASCONSET DR SAGAMORE BEACH, MA 02562-2724	7.3-61-0	12 SIASCONSET DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
CHRISTIAN PAUL D &	07/29/1999	QS	165,000	(154172)
LOTHROP GEORGE A &	09/10/1993	F	1	(131334)

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	%
09182	05/11/2009	6	FENCE	1,100	07/17/2009	TL	100	100
970387	08/01/1997	6	FENCE	1,000	04/06/1998	JS	100	100
950254	06/01/1995	6	FENCE	900	11/05/1996	JC	100	100
940258	06/06/1994	3	ALT/RENO	1,900	12/29/1994	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,200	1 1.00	100 1.00	100 1.00	259,270	2.29	A 1.00	R04 1.10			193,500

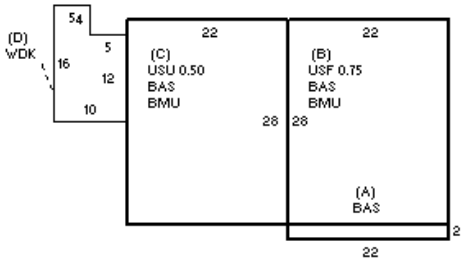
TOTAL	14,201 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	193,500	171,300
BUILDING	317,100	280,600
DETACHED	0	0
OTHER	0	0
TOTAL	**510,600**	**451,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 8			0.00	

PHOTO 05/05/2001



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	5/5/2001	TL
REVIEW	5/5/2001	TL

YEAR BLT	1972	SIZE ADJ	1.010
NET AREA	1,738	DETAIL ADJ	1.000
$NLA(RCN)	$237	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	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	2	SOFTWOOD	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
+	BAS	L	BASE AREA	1,276	1972	210.75	268,913
+	BMU	N	BSMT UNFINISHED	1,232		35.82	44,124
B	USF	L	UPPER STORY FIN	462	1972	123.36	56,991
C	USU	N	UPPER STORY UNF	308		52.51	16,173
D	WDK	N	WOOD DECK	140		44.30	6,202
	F21	O	FPL 2S 1OP	1		9,875.80	9,876
	FIX	O	XTRA FIXTURES	4		2,387.38	9,550

TOTAL RCN	411,828
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			$317,100