Key: **1495**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.498

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BROWNE CAROLYN A **71 SACHEM DRIVE** **SAGAMORE BEACH, MA 02562**	**7.3-71-0**	**71 SACHEM DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BROWNE CAROLYN A	01/13/2020	QS	369,000	()
LEHMAN ROBERT E &	11/02/1992	QS	122,500	08282-00210

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

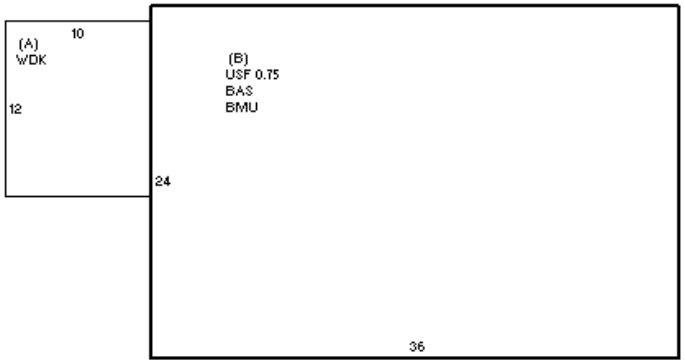
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
SR-20-25	09/01/2020	4	DETACH.STRUC	3,000			100	100
EXB-20-81	06/26/2020	15	INSULATE/WEA	4,394			100	100
		3	ALT/RENO		04/01/2020	TL	100	100
03200	04/11/2003	3	ALT/RENO		05/22/2003	TL	100	100
950542	10/20/1995	6	FENCE	250	11/05/1996	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	10,000	1 1.00	100 1.00	100 1.00	259,270	3.13	A 1.00	R04 1.10			186,250

TOTAL	10,019 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	186,300	164,800
BUILDING	287,800	254,700
DETACHED	2,600	2,400
OTHER	0	0
TOTAL	**476,700**	**421,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	16 X14		224	15.23	2,600
SHF	A 1.00	10 0.90	8 X 10	2020		0.00	

PHOTO 10/09/2020

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	1/7/2022	NMP
LIST	3/23/2020	EST
REVIEW	3/23/2020	TL

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$232	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	5	1.00
BEDROOMS	3	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	4	VINYL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	120		42.71	5,125
B	BMU	N	BSMT UNFINISHED	864		39.41	34,049
B	BAS	L	BASE AREA	864	1987	214.31	185,162
B	USF	L	UPPER STORY FIN	648	1987	117.51	76,145
	BMF	N	BSMT FINISH	672		47.35	31,819
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	4		2,301.35	9,205

TOTAL RCN	351,024

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$287,800