Key: 1499

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.501

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
RUSSELL NATHANIEL 108 STATE RD UNIT 6 SAGAMORE BEACH, MA 02562	7.3-76-0	108 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
RUSSELL NATHANIEL	11/19/2020	L	327,100	33487-235
HB2 ALTERNATIVE HOLDINGS	05/01/2020	L	317,440	32870-61
DIOTALEVI LEO D JR &		XX		01371-0539

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

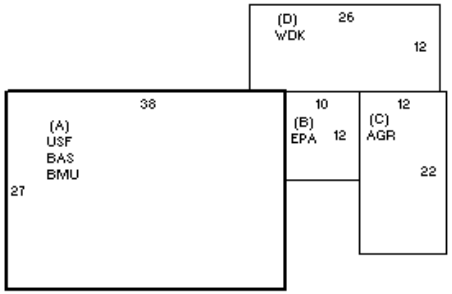
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-306	05/19/2023	14	SOLAR	32,430			100	100
EXB-21-71	02/02/2021	15	INSULATE/WEA	3,155			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,769	1 1.00	100 1.00	100 1.00	259,270	1.66	A 1.00	R04 1.10			204,830

TOTAL	20,778 SF	ZONING	1	FRNT	79
Nbhd	N SAG	NOTE	Also frontage on Sachem Dr		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	204,800	181,300
BUILDING	308,100	272,600
DETACHED	0	0
OTHER	0	0
TOTAL	**512,900**	**453,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/22/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2022	NMP
LIST	11/6/2019	EST
REVIEW		

YEAR BLT	1967	SIZE ADJ	1.005
NET AREA	2,052	DETAIL ADJ	1.000
$NLA(RCN)	$198	OVERALL	1.020

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,026		37.38	38,352
A	BAS	L	BASE AREA	1,026	1967	196.78	201,901
A	USF	L	UPPER STORY FIN	1,026	1967	106.58	109,348
B	EPA	N	ENCLOSED PORCH	120		84.33	10,120
C	AGR	N	ATT GARAGE	264		71.55	18,889
D	WDK	N	WOOD DECK	312		21.90	6,831
	F21	O	FPL 2S 1OP	1		9,030.10	9,030
	FIX	O	XTRA FIXTURES	5		2,183.06	10,915

TOTAL RCN	405,386

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

EFF.YR/AGE	1995 / 27	
COND	24	24 %
FUNC	0	
ECON	0	
DEPR	24	% GD 76
RCNLD		$308,100