Key: 1500

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.502

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOBIN CHRISTINE M 106 WILLISTON RD SAGAMORE BEACH, MA 02562	7.3-77-0	106 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOBIN CHRISTINE M	08/08/2017	QS	320,000	30685-36
CASALE REGINA F TR	04/15/2014	F	10	28086-219
CASALE REGINA F	02/24/2014	H		28000-73

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	%
05526	08/10/2005	2	ADDITIONS	17,000	09/18/2006	DB	100	100
01458	08/01/2001	4	DETACH.STRUC		11/29/2001	TL	100	100
980653	11/02/1998	3	ALT/RENO	3,500	01/17/1999	JS	100	100
950433	09/07/1995	4	DETACH.STRUC	1,100	11/05/1996	JC	100	100
940139	04/25/1994	3	ALT/RENO	400	03/27/1995	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	23,870	1 1.00	100 1.00	100 1.00	259,270	1.48	A 1.00	R04 1.10			210,190

TOTAL	23,871 SF	ZONING	1	FRNT	105

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

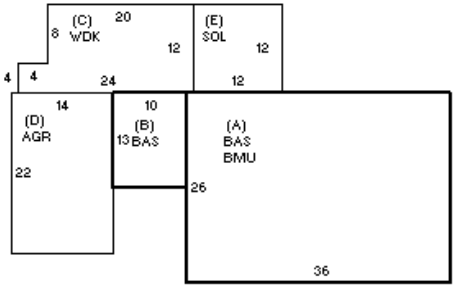
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	210,200	186,000
BUILDING	244,600	219,200
DETACHED	0	0
OTHER	0	0
TOTAL	**454,800**	**405,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8 X 12			0.00	

PHOTO 07/09/2020



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/20/2022	NMP
LIST	10/31/2016	TL
REVIEW		

YEAR BLT	1971	SIZE ADJ	1.015
NET AREA	1,066	DETAIL ADJ	1.000
$NLA(RCN)	$287	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	936		38.49	36,029
+	BAS	L	BASE AREA	1,066	1971	202.64	216,014
C	WDK	N	WOOD DECK	256		27.34	6,999
D	AGR	N	ATT GARAGE	308		73.68	22,692
E	SOL	N	SOLARIUM	144		108.41	15,611
	F11	O	FPL 1S 1OP	1		8,463.80	8,464

TOTAL RCN	305,808

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$244,600