

Key: 1532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.534

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PARLEE GRACE M & DONALD MCPHERSON				7.3-107-0				26 DIANDY RD			
26 DIANDY RD				SAGAMORE BEACH, MA 02562							
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PARLEE GRACE M & DUNPHY JAMES & GARBER PAUL F ET UX				12/02/2013	QS	312,500	27857-198				
				07/20/2004	QS	357,000	18843-219				
				04/02/2002	QS	290,000	15008-230				

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-22-270	05/05/2022	3	ALT/RENO	15,000	11/28/2022	SL	100 100
15847	09/22/2015	3	ALT/RENO	14,125	04/22/2016	SW	100 100
15359	05/14/2015	2	ADDITIONS	600	04/22/2016	SW	100 100
05313	05/17/2005	9	DECK	8,000	09/19/2006	DB	100 100

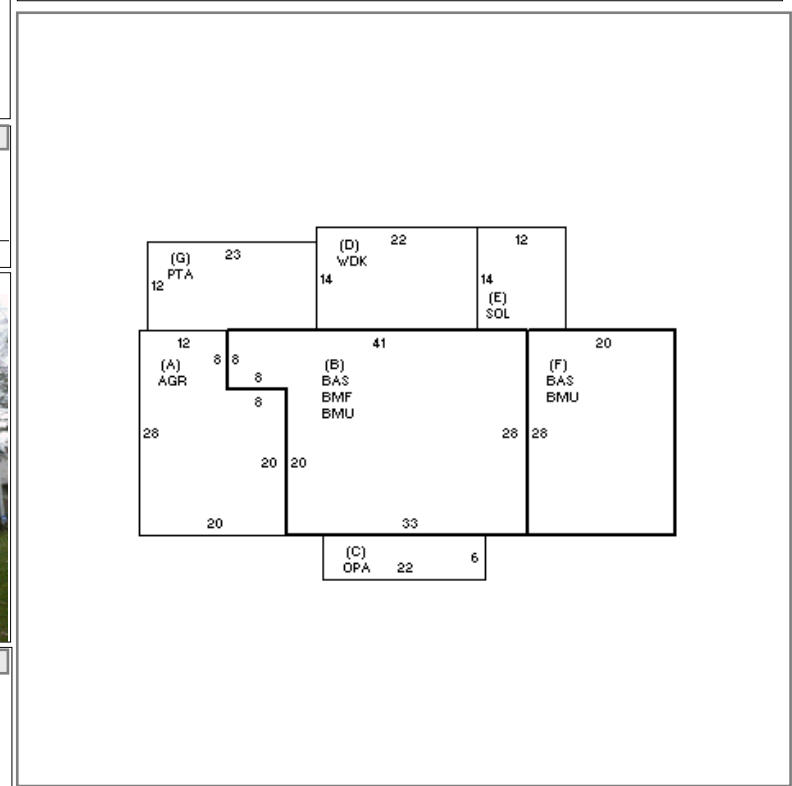
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,200	1	1.00	100	1.00	100	1.00	259,270	1.70	A	1.00	R04	1.10			203,850

TOTAL	20,212 SF	ZONING	1	FRNT	264	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	203,900	180,400			
Infl1	AVG		BUILDING	360,300	309,900			
N_Index	AVG		DETACHED	1,200	2,200			
			OTHER	0	0			
			TOTAL	565,400	492,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
SHF	A	1.00	50 0.50	12 X 12	2005	144	16.42	1,200



BLDG COMMENTS



BUILDING	CD	ADJ	DESC	MEASURE	11/28/2022	SL
MODEL	1		RESIDENTIAL	LIST	11/28/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	11/28/2022	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1979	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,548	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	496		63.05	31,271
\$NLA(RCN)	\$302	OVERALL	1.010	EXT COVER	1	WOOD SHINGLE	1.02	+	BMU	N	BSMT UNFINISHED	1,548		32.59	50,447
				ROOF SHAPE	1	GABLE	1.00	B	BMF	N	BSMT FINISH	988		35.41	34,981
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,548	1979	187.14	289,695
				FLOOR COVER	1	HARDWOOD	1.02	C	OPA	N	OPEN PORCH	132		69.99	9,239
				INT. FINISH	2	DRYWALL	1.00	D	WDK	N	WOOD DECK	308		21.79	6,711
				HEATING/COOLING	2	HOT WATER	1.02	E	SOL	N	SOLARIUM	168		97.77	16,426
				FUEL SOURCE	1	OIL	1.00	G	PTA	N	PATIO	276		13.87	3,828
				USE	0		1.00	F11	O	FPL 1S 1OP	1		8,179.20	8,179	
								FIX	O	XTRA FIXTURES	6		2,172.47	13,035	
								MST	O	MAS/METAL STACK	1		4,071.20	4,071	

TOTAL RCN	467,884
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	\$360,300