

Key: 1537

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.539

LEGALS LAND

CURRENT OWNER		PARCEL ID	LOCATION			
TOBIN KRISTEN D 19 DIANDY RD SAGAMORE BEACH, MA 02562		7.3-112-0	19 DIANDY RD			
		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
		TOBIN KRISTEN D TOCCI RALPH W	02/29/2008	QS XX	295,000	22712-102 03497-0204

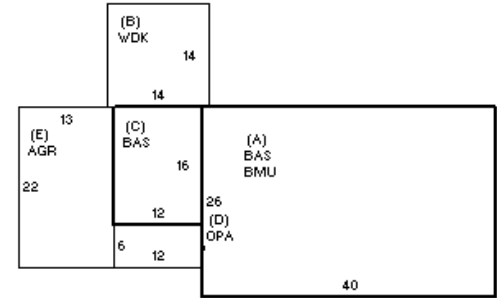
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
11007 09042	01/07/2011 02/06/2009	15 10	INSULATE/WEA WOODSTOVE	800	03/11/2011 04/17/2009	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE							
100	S	24,500	1	1.00	100	1.00	100	1.00	259,270	1.45	A	1.00	R04	1.10					211,270

TOTAL	24,481 SF	ZONING	1	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	Also frontage on Andrew Rd			LAND	211,300	187,000
Infl1	AVG		BUILDING	238,100	213,500			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	449,400	400,500			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/13/2021	NMP
MODEL	1		RESIDENTIAL	LIST	3/11/2011	TL
STYLE	1	0.95	RANCH [100%]	REVIEW	3/11/2011	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

LAND

YEAR BLT	1981	SIZE ADJ	1.015
NET AREA	1,232	DETAIL ADJ	1.000
\$NLA(RCN)	\$251	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	7	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	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
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
A	BMU	N	BSMT UNFINISHED	1,040		35.90	37,337
B	WDK	N	WOOD DECK	196		34.43	6,749
+	BAS	L	BASE AREA	1,232	1981	185.08	228,016
D	OPA	N	OPEN PORCH	72		75.45	5,433
E	AGR	N	ATT GARAGE	286		68.72	19,654
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	2		2,096.60	4,193

TOTAL RCN	309,276	
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	\$238,100	