Key: 1587

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.586

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MAGNUSON DIANE H & RICHARD W MAGNUSON 55 SIASCONSET DRIVE SAGAMORE BEACH, MA 02562-2743	7.4-34-0	55 SIASCONSET DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MAGNUSON DIANE H &	04/28/1987	QS	153,000	(66895)

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

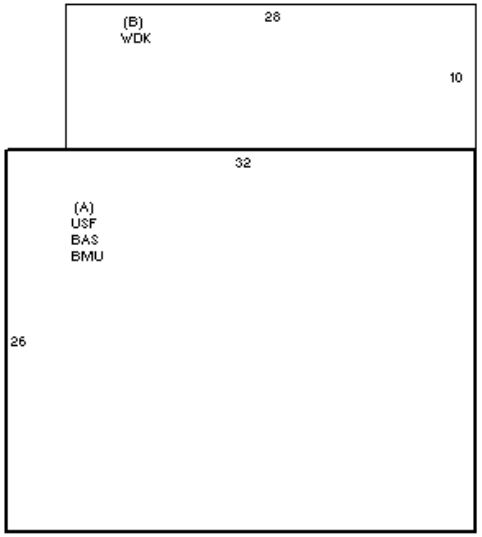
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
R13-00070	06/26/2013	15	INSULATE/WEA				100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,070	1 1.00	100 1.00	100 1.00	259,270	2.31	A 1.00	R04 1.10			193,270

TOTAL	14,070 SF	ZONING	1	FRNT	100
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	193,300	171,100
BUILDING	261,500	231,400
DETACHED	900	800
OTHER	0	0
TOTAL	**455,700**	**403,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	8 X 8		64	16.90	900

PHOTO 07/11/2008

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	1/12/2022	NMP
LIST	6/26/2008	EST
REVIEW	5/22/2018	TL

YEAR BLT	1977	SIZE ADJ	1.010
NET AREA	1,664	DETAIL ADJ	1.000
$NLA(RCN)	$194	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	1	WOOD SHINGLE	1.02
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	832		38.30	31,868
A	BAS	L	BASE AREA	832	1977	208.30	173,304
A	USF	L	UPPER STORY FIN	832	1977	113.08	94,079
B	WDK	N	WOOD DECK	280		27.21	7,618
	F21	O	FPL 2S 1OP	1		9,253.00	9,253
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711

TOTAL RCN	322,833

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

EFF.YR/AGE	2000 / 22	
COND	19	19 %
FUNC	0	
ECON	0	
DEPR	19	% GD 81
RCNLD		$261,500