Key: 1595

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.594

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WHITCHER KEVIN ETUX NANCY WHITCHER 27 SIASCONSET DR SAGAMORE BEACH, MA 02562	7.4-42-0	27 SIASCONSET DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WHITCHER KEVIN ETUX	08/28/2015	QS	383,000	(207229)
LLOYD PETER A	07/09/2003	F	100	(169768)
LLOYD PETER A ETUX	03/01/2002	QS	275,000	(164446)

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

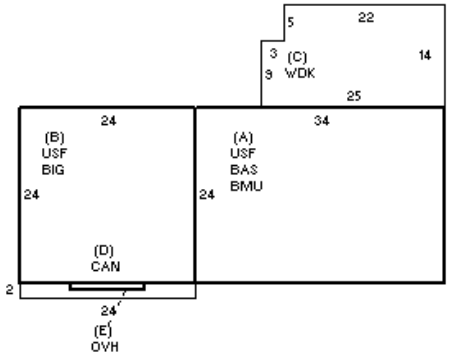
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-272	11/24/2021	2	ADDITIONS	152,000	01/30/2023	TL	100	100
14234	08/07/2014	15	INSULATE/WEA	750	08/07/2014		100	100
06341	06/07/2006	9	DECK	5,000	08/07/2014		100	100
990403	07/06/1999	1	NEW CONSTRUC	100,000	03/01/2000	EB	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	28,270	1 1.00	100 1.00	100 1.00	259,270	1.29	A 1.00	R04 1.10			217,780

TOTAL	28,270 SF	ZONING	1	FRNT	184
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	217,800	192,700
BUILDING	475,600	354,800
DETACHED	3,500	0
OTHER	0	0
TOTAL	**696,900**	**547,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	E 1.90	10 0.90	12 X 12	2022	144	8.93	1,200
PTD	E 1.90	10 0.90	14 X 24	2022	336	7.59	2,300

PHOTO 11/18/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	11/18/2022	TL
LIST	11/18/2022	EST
REVIEW	11/18/2022	TL

YEAR BLT	1999	SIZE ADJ	1.005
NET AREA	2,218	DETAIL ADJ	1.000
$NLA(RCN)	$241	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	4	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	2	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	816		41.94	34,225
A	BAS	L	BASE AREA	816	1999	228.09	186,124
A	USF	L	UPPER STORY FIN	816	1999	119.59	97,583
B	BIG	N	BUILT-IN GARAGE	576		90.18	51,945
B	USF	L	UPPER STORY FIN	576	2022	119.59	68,882
C	WDK	N	WOOD DECK	335		24.57	8,231
D	CAN	N	CANOPY	48		15.70	753
E	OVH	L	OVERHANG	10	2022	208.31	2,083
	BGF	N	BSMT GOOD FINIS	732		64.80	47,431
	F21	O	FPL 2S 1OP	1		10,132.30	10,132
	FIX	O	XTRA FIXTURES	11		2,449.55	26,945

TOTAL RCN	534,335

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

EFF.YR/AGE	2008 / 14	
COND	11	11 %
FUNC	0	
ECON	0	
DEPR	11	% GD 89
RCNLD		$475,600