Key: 1606

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.605

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TOCZYLOWSKI JAMES C & **KRISTI A TOCZYLOWSKI** **56 SACHEM DR** **SAGAMORE BEACH, MA 02562**	**7.4-55-0**	**56 SACHEM DR**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TOCZYLOWSKI JAMES C &	07/31/2019	QS	615,000	32193-6
LHEUREUX RAYMOND G &	07/31/2000	QS	245,000	13156-338
DIACHUN JOSEPH E	04/24/1987	XX		5685-81

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

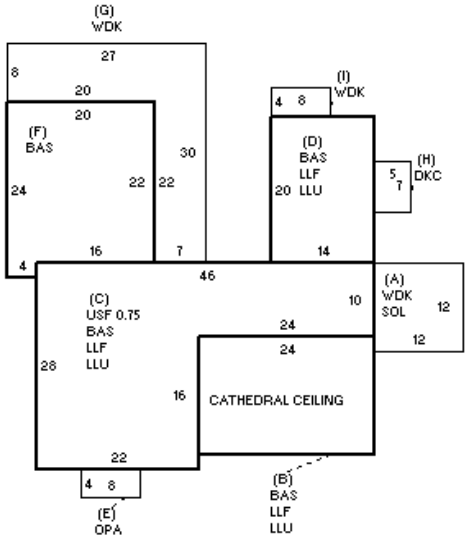
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07019	01/12/2007	2	ADDITIONS	60,000	10/31/2008	DB	100	100
04722	09/22/2004	2	ADDITIONS	65,000	09/19/2006	DB	100	100
03242	04/29/2003	8	POOL	16,000	06/14/2004	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	30,900	1 1.00	100 1.00	100 1.00	259,270	1.21	A 1.00	R04 1.10			222,320

TOTAL	30,884 SF	ZONING	1	FRNT	193
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	222,300	196,800
BUILDING	635,700	569,200
DETACHED	44,300	42,200
OTHER	0	0
TOTAL	**902,300**	**808,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
CTA	V 1.30	10 0.90	60 X 120		1	25,280.32	22,800
IPG	V 1.30	10 0.90	15 X 30	2003	450	41.15	16,700
PTD	E 1.90	10 0.90		2005	800	6.70	4,800

PHOTO 07/10/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/6/2022	NMP
LIST	5/17/2017	EST
REVIEW	8/4/2020	RP

YEAR BLT	1985	SIZE ADJ	0.985
NET AREA	4,130	DETAIL ADJ	1.000
$NLA(RCN)	$179	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	15	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	25	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	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	SOL	N	SOLARIUM	144		123.52	17,787
+	LLU	N	LOWER LEVEL UNF	1,520		37.41	56,863
+	LLF	L	LOWER LEVEL FIN	1,240	1985	63.67	78,947
+	BAS	L	BASE AREA	1,240	1985	213.01	264,139
C	USF	L	UPPER STORY FIN	642	1985	130.77	83,956
D	LLF	L	LOWER LEVEL FIN	280	2004	63.67	17,826
D	BAS	L	BASE AREA	280	2004	213.01	59,644
E	OPA	N	OPEN PORCH	32		97.98	3,135
F	BAS	L	BASE AREA	448	2007	213.01	95,431
+	WDK	N	WOOD DECK	546		25.69	14,027
H	DKC	N	DECK-COMPOSITE	35		75.53	2,644
	BMG	O	BSMT GARAGE	1		8,572.70	8,573
	F21	O	FPL 2S 1OP	1		10,594.50	10,595
	FIX	O	XTRA FIXTURES	10		2,561.24	25,612

TOTAL RCN	739,176

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

EFF.YR/AGE	2005 / 17		
COND	14	14 %	
FUNC	0		
ECON	0		
DEPR	14	% GD	86
RCNLD	$635,700		