Key: 1636

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.635

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SANNICANDRO ROBERT F &	7.4-87-0	22 SACHEM DR
THERESA M. SANNICANDRO		
22 SACHEM DRIVE		
SAGAMORE BEACH, MA 02562		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SANNICANDRO ROBERT F &	06/11/2019	QS	405,000	32081-82
WILLOUGHBY BETH D	04/14/1997	XX		10697-12

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

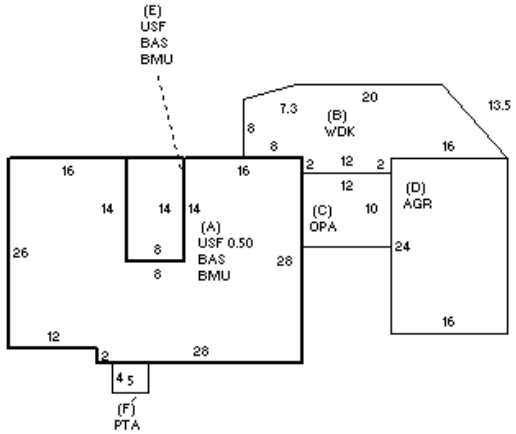
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-164	08/05/2020	3	ALT/RENO	1,200			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	13,180	1 1.00	100 1.00	100 1.00	259,270	2.44	A 1.00	R04 1.10			191,730

TOTAL	13,199 SF	ZONING	1	FRNT	102
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

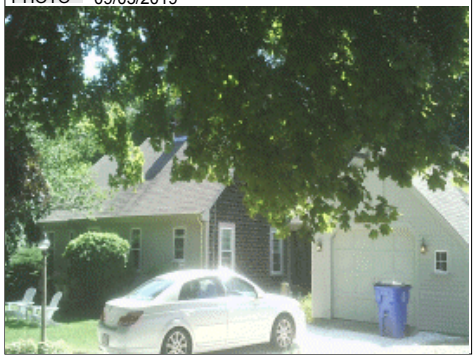
ASSESSED	CURRENT	PREVIOUS
LAND	191,700	169,700
BUILDING	360,000	318,500
DETACHED	0	0
OTHER	0	0
TOTAL	**551,700**	**488,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/03/2019



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/6/2022	NMP
LIST	9/3/2019	EST
REVIEW		

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,700	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	1	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	13	HARDWOOD-W/W	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
+	BMU	N	BSMT UNFINISHED	1,096		40.14	43,999
+	BAS	L	BASE AREA	1,096	1974	211.34	231,624
+	USF	L	UPPER STORY FIN	604	1974	119.70	72,302
B	WDK	N	WOOD DECK	332		23.52	7,808
C	OPA	N	OPEN PORCH	120		75.54	9,065
D	AGR	N	ATT GARAGE	384		76.84	29,506
F	PTA	N	PATIO	20		18.55	371
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	4		2,344.38	9,378

TOTAL RCN	413,749

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

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$360,000