

Key: 1877

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.894

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| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|------------------------------------------------------------|--|--|--|--------------------------|---------------|--------------|-------------------------------------|-----------------|--|--|--|
| GIBBS ANDREW L 744 SANDWICH ROAD BOURNE, MA 02532 | | | | 11.0-41-0 | | | | 744 SANDWICH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| GIBBS ANDREW L COLLINS RANDY E & COLLINS & SINGELAIS | | | | 12/07/2018 09/02/1992 | QS A XX | 180,000 1 | 31712-135 08189-00255 N/A-N/A | | | | |

| 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 | % |
| 19740 | 08/15/2019 | 15 | INSULATE/WEA | 4,600 | | | 100 | 100 |

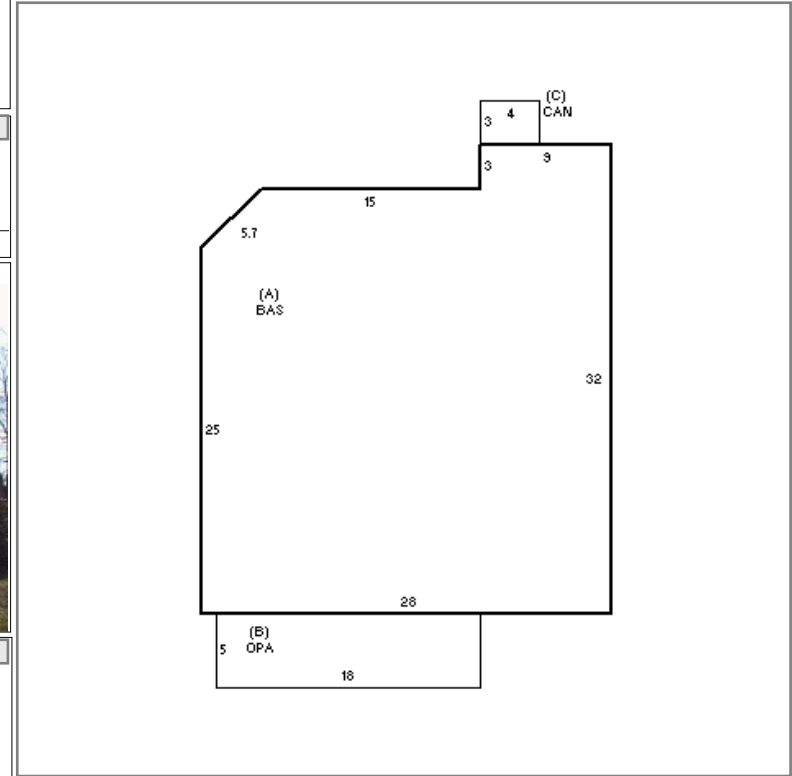
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|-------|---------|----------|------|------|------|-----|------------|-----------|
| 100 | S | 14,350 | 2 | 1.00 | 100 | 212,130 | 2.27 | A | 1.00 | R06 | 0.90 | 158,530 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 14,331 SF | ZONING | 1 | FRNT | 83 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | S SAG | NOTE | LAND | 158,500 | 140,300 | | | |
| Infl1 | AVG | | BUILDING | 154,100 | 136,400 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 312,600 | 276,700 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-------------|----|-------|-----------|-------|
| SHF | A | 1.00 | A 0.75 8X10 | | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 9/10/2019 | RP |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 9/10/2019 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 9/10/2019 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| BLDG COMMENTS |
|---------------|
| |

| YEAR BLT | 1920 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN | TOTAL RCN | 202,731 | | |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|----------------|---------|------------|------------|
| NET AREA | 831 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BAS | L | BASE AREA | 831 | 1920 | 200.25 | 166,406 | CONDITION ELEM | CD | | |
| \$NLA(RCN) | \$244 | OVERALL | 0.990 | EXT COVER | 4 | VINYL | 1.00 | B | OPA | N | OPEN PORCH | 90 | | 72.57 | 6,531 | EXTERIOR | A | | |
| | | | | ROOF SHAPE | 1 | GABLE | 1.00 | C | CAN | N | CANOPY | 12 | | 15.65 | 188 | INTERIOR | A | | |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | BMU | N | BSMT UNFINISHED | 804 | | 36.82 | 29,605 | KITCHEN | A | | |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | | | | | | | | | BATHS | A | | |
| | | | | INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | | HEAT | A | | |
| | | | | HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | | ELECT | A | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | EFF.YR/AGE | 1995 / 27 |
| | | | | | | | | | | | | | | | | | | COND | 24 24 % |
| | | | | | | | | | | | | | | | | | | FUNC | 0 |
| | | | | | | | | | | | | | | | | | | ECON | 0 |
| | | | | | | | | | | | | | | | | | | DEPR | 24 % GD 76 |
| | | | | | | | | | | | | | | | | | | RCNLD | \$154,100 |