

Key: 1879

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.896

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
NGUYEN TAM & UYEN VO PO BOX 205 SAGAMORE, MA 02561				11.0-42-0				738 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NGUYEN TAM & JENKINS TANYA JANE				08/31/2021	QS	385,000	34430-20				
WARNICA JEFFREY S &				10/07/2008	H	1	23199-112				
				03/12/1999	QS	108,000	12123-80				

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	%
14468	06/17/2014	4	DETACH.STRUC	1,500	01/29/2015	DB	100	100

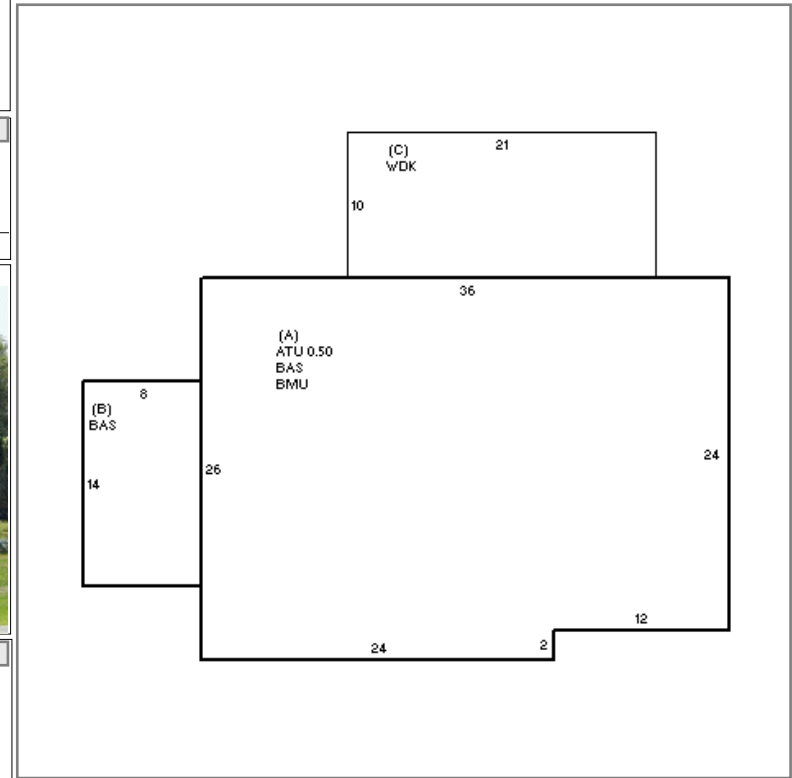
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	17,300	2	1.00	100	1.00	100	1.00	212,130	1.93	A	1.00	R06	0.90			162,690

TOTAL	17,293 SF	ZONING	1	FRNT	125	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	162,700	144,000			
Infl1	AVG		BUILDING	244,700	216,600			
N_Index	AVG		DETACHED	2,100	2,000			
			OTHER	0	0			
			TOTAL	409,500	362,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 10X14	2014	140	16.42	2,100



BUILDING	CD	ADJ	DESC	MEASURE	9/16/2022	RP
MODEL	1		RESIDENTIAL	LIST	9/16/2022	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	9/16/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1949	SIZE ADJ	1.015
NET AREA	1,024	DETAIL ADJ	1.000
\$NLA(RCN)	\$285	OVERALL	1.090

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	912		40.34	36,793
EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	912	1949	212.38	193,692
ROOF SHAPE	1	GABLE	1.00	A	ATU	N	ATTIC UNF	456		46.76	21,323
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	112	1949	212.38	23,787
FLOOR COVER	1	HARDWOOD	1.02	C	WDK	N	WOOD DECK	210		28.65	6,017
INT. FINISH	2	DRYWALL	1.00		F21	O	FPL 2S 1OP	1		9,745.80	9,746
HEATING/COOLING	2	HOT WATER	1.02								
FUEL SOURCE	1	OIL	1.00								
USE	0		1.00								

TOTAL RCN	291,357
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	G
BATHS	A
HEAT	A
ELECT	U
EFF.YR/AGE	2003 / 19
COND	16 16 %
FUNC	0
ECON	0
DEPR	16 % GD 84
RCNLD	\$244,700