

Key: 1961

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.973

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION		
TANGUAY NICOLE 34 HUNTERS BROOK RD SAGAMORE BEACH, MA 02562		11.2-5-0	34 HUNTERS BROOK RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
TANGUAY NICOLE		08/09/2021	U	320,000	34369-38
LECUYER STEVEN		04/17/2019	F	1	31957-174
LENGAS JANICE R TR OF THE		07/31/2002	F		15425-171

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-22-34	01/18/2022	15	INSULATE/WEA	3,135			100	100

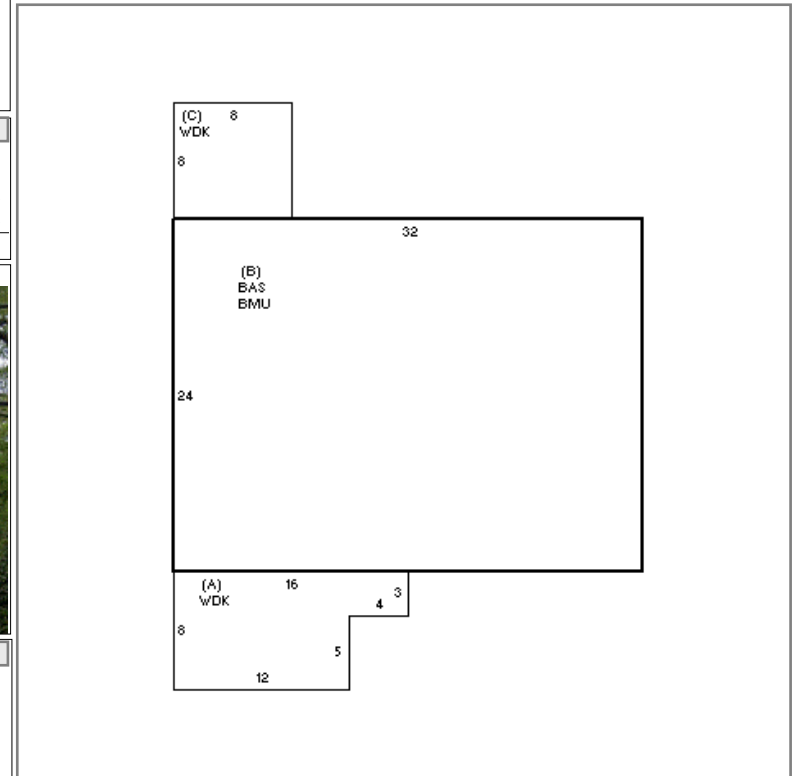
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	7,200 1	1.00	100	1.00	100	1.00	235,700	4.23	A	1.00	R03 1.00	164,920

TOTAL	7,187 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	164,900	146,000			
Infl1	AVG		BUILDING	199,700	176,700			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			<b>TOTAL</b>	<b>364,600</b>	<b>322,700</b>			

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



BUILDING	CD	ADJ	DESC	MEASURE	8/19/2021	RP
MODEL	1		RESIDENTIAL	LIST	8/19/2021	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/19/2021	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1968	SIZE ADJ	1.020
NET AREA	768	DETAIL ADJ	1.000
\$NLA(RCN)	\$271	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	4	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	6	1.00	
GARAGE CAPACITY	0	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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	172		36.03	6,198
B	BMU	N	BSMT UNFINISHED	768		47.42	36,420
B	BAS	L	BASE AREA	768	1968	212.50	163,202
	FIX	O	XTRA FIXTURES	1		2,194.30	2,194

TOTAL RCN	208,014
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	U
EFF.YR/AGE	2015 / 7
COND	4 4 %
FUNC	0
ECON	0
DEPR	4 % GD 96
RCNLD	\$199,700