

Key: 1964

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.976

LEGAL

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|-----------|----|------------|--------------|-----------------|--|--|--|
| DESJARDINS LEONARD C JR & LORRAINE DESJARDINS PO BOX 352 SAGAMORE, MA 02561 | | | | 11.4-3-0 | | | | 795 SANDWICH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| DESJARDINS LEONARD C JR & | | | | | XX | | 555-30 | | | | |

| 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-23-485 | 08/01/2023 | 4 | DETACH.STRUC 3 ALT/RENO | | 01/12/2023 | SL | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|---------|
| 100 | S | 12,097 | 2 | 1.00 | 100 | 1.00 | 100 | 1.00 | 235,700 | 2.64 | A | 1.00 | CVW | 1.00 | | | 172,610 |

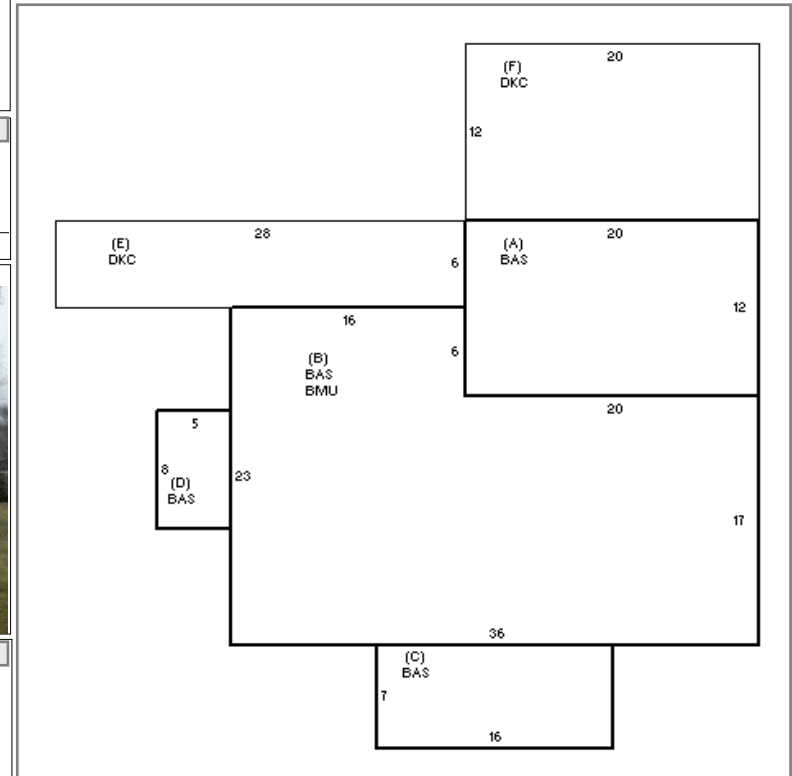
| TOTAL | 12,110 SF | ZONING | 1 | FRNT | 130 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------------------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | S SAG | NOTE CANAL VIEW | LAND | 172,600 | 152,800 | | | |
| Infl1 | AVG | | BUILDING | 251,500 | 152,900 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 424,100 | 305,700 | | | |

DETACHED

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
| | | | | | | | |



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



BUILDING

| BUILDING | CD | ADJ | DESC | MEASURE | 1/12/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/12/2023 | EST |
| STYLE | 1 | 0.95 | RANCH [100%] | REVIEW | 7/11/2023 | RP |
| QUALITY | + | 1.05 | AVERAGE + [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1930 | SIZE ADJ | 1.015 |
|-----------------|-------|------------|-------|
| NET AREA | 1,100 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$272 | OVERALL | 0.990 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 3 | 1.00 | |
| BEDROOMS | 1 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 8 | 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 | 4 | VINYL | 1.00 |
| 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 | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|-----|---|-----------------|-------|------|-----------|---------|
| + | BAS | L | BASE AREA | 1,100 | 1930 | 202.54 | 222,797 |
| B | BMU | N | BSMT UNFINISHED | 708 | | 48.57 | 34,386 |
| + | DKC | N | DECK-COMPOSITE | 408 | | 66.25 | 27,029 |
| | F11 | O | FPL 1S 1OP | 1 | | 8,459.70 | 8,460 |
| | FIX | O | XTRA FIXTURES | 3 | | 2,247.00 | 6,741 |

| TOTAL RCN | 299,412 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | G |
| INTERIOR | G |
| KITCHEN | G |
| BATHS | G |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 2003 / 19 |
| COND | 16 16 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 16 % GD 84 |
| RCNLD | \$251,500 |