

Key: 1974

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.987

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
RAYNOR JONATHAN 774 SANDWICH RD BOURNE, MA 02532		11.4-14-0		774 SANDWICH RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
RAYNOR JONATHAN		05/31/2016	QS	291,000	29686-88
KLUCEVSEK JOSEPH F		03/19/2007	QS	312,500	21861-144
FERGUSON JOHN SCOTT		06/12/2006	A	181,000	21085-2

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	%
16203	03/25/2016	15	INSULATE/WEA	3,100			100	100
11113	03/22/2011	7	SIGN				0	0
200749	11/30/2000	1	NEW CONSTRUC	83,000	01/02/2002	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	2	1.00	100	212,130	1.00	A	1.00	R06	0.90	194,750
300	A	0.046	2	1.00	100	14,670	1.00	A	1.00	R06	0.90	670

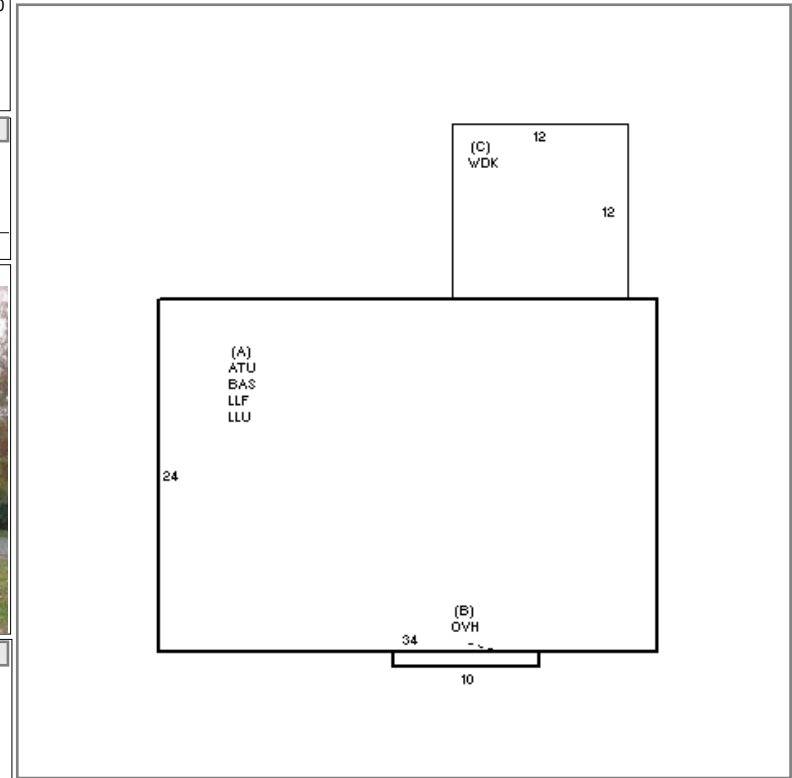
TOTAL	41,982 SF	ZONING	1	FRNT	128	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	195,400	173,000			
Infl1	AVG		BUILDING	246,000	220,400			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	441,400	393,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/31/2017	TL
MODEL	1		RESIDENTIAL	LIST	1/31/2017	EST
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2000	SIZE ADJ	1.010
NET AREA	1,642	DETAIL ADJ	1.000
\$NLA(RCN)	\$181	OVERALL	1.040
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	6	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	9	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	LLU	N	LOWER LEVEL UNF	816		33.65	27,462
EXT COVER	4	VINYL	1.00	A	LLF	L	LOWER LEVEL FIN	816	2000	57.27	46,735
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	816	2000	208.30	169,972
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	ATU	N	ATTIC UNF	816		43.43	35,443
FLOOR COVER	1	HARDWOOD	1.02	B	OVH	L	OVERHANG	10	2000	190.23	1,902
INT. FINISH	2	DRYWALL	1.00	C	WDK	N	WOOD DECK	144		41.51	5,977
HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	4		2,236.83	8,947
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	296,438
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	\$246,000