Key: 1976

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,989

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
COSTELLO CHRISTOPHER J 770 SANDWICH ROAD BOURNE, MA 02532	11.4-16-0	770 SANDWICH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
COSTELLO CHRISTOPHER J	04/08/2019	QS	255,000	31938-256
MURPHY MARTHA R & FREDERI	02/01/2011	F	10	(193529)
MURPHY MARTHA R ET VIR	11/15/2010	S	160,000	(192936)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

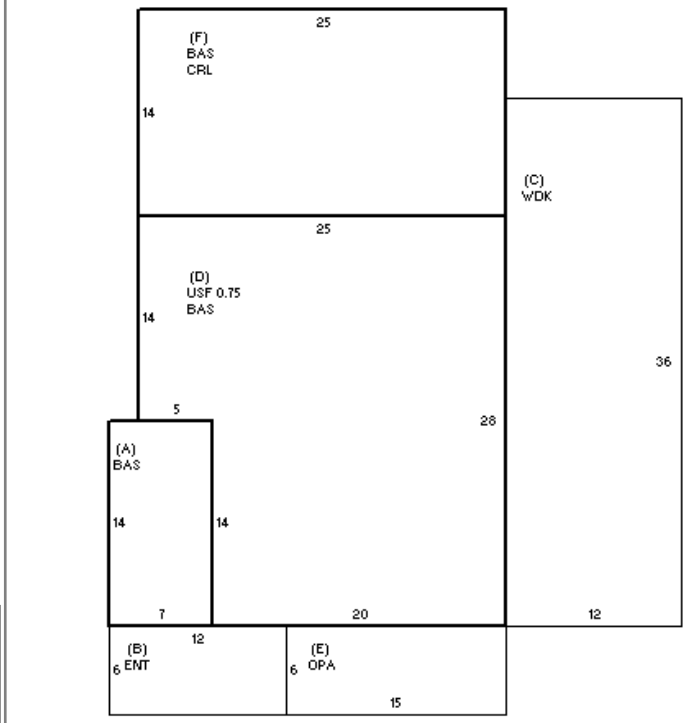
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		07/30/2020	TL	100	100
		3	ALT/RENO		07/30/2020	RP	100	100
11782	12/20/2011	10	WOODSTOVE		01/17/2012		100	100
01606	10/03/2001	2	ADDITIONS	20,545	08/10/2004	TL	100	100
900646	12/13/1990	10	WOODSTOVE	200	11/15/1991	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,863	2 1.00	100 1.00	100 1.00	212,130	1.43	A 1.00	R06 0.90			173,370

TOTAL	24,873 SF	ZONING	1	FRNT	162
Nbhd	S SAG	NOTE	On mkt: $319,900: 3/05		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	173,400	153,400
BUILDING	250,900	222,000
DETACHED	4,100	3,900
OTHER	0	0
TOTAL	**428,400**	**379,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	20 0.80	12 X 29		348	14.76	4,100

PHOTO 07/30/2020

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/30/2016	DB
LIST	8/26/2020	EST
REVIEW	8/26/2020	RP

YEAR BLT	1900	SIZE ADJ	1.010
NET AREA	1,551	DETAIL ADJ	1.000
$NLA(RCN)	$207	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	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	3	FOUN. WALL	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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	728	1900	201.64	146,795
B	ENT	N	ENCLOSED ENTRY	72		78.59	5,659
C	WDK	N	WOOD DECK	432		22.44	9,693
D	USF	L	UPPER STORY FIN	473	1900	115.58	54,669
E	OPA	N	OPEN PORCH	90		75.49	6,794
F	CRL	N	BSMT CRAWL	350		35.98	12,594
F	BAS	L	BASE AREA	350	2001	201.64	70,574
	CPC	O	CAPE CELLAR	1		3,966.30	3,966
	FIX	O	XTRA FIXTURES	3		2,237.00	6,711
	MST	O	MAS/METAL STACK	1		4,192.10	4,192

TOTAL RCN	321,647

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$250,900