

Key: 2184

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.195

LEGALS

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | | |
|--|--|--|--|------------|---|------------|--------------|---------------|--|--|--|--|
| SARWAR MUHAMMAD N ETUX HAMEED NAZIA PO BOX 722 SAGAMORE, MA 02561 | | | | 12.1-92-0 | | | | 35 SAVARY AVE | | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | | |
| SARWAR MUHAMMAD N ETUX | | | | 05/18/2017 | F | 99 | 30496-14 | | | | | |
| HAMEED NAZIA | | | | 11/25/2013 | F | 100 | 27845-45 | | | | | |
| HAMEED NAZIA & | | | | 07/10/2012 | N | 210,000 | 26488-340 | | | | | |

| 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-22-207 | 04/11/2022 | 15 | INSULATE/WEA | 4,436 | | | | |
| | | 13 | OTHER | | 11/09/2018 | TL | 100 | 100 |
| 930468 | 09/09/1993 | 9 | DECK | 500 | 12/10/1993 | JS | 100 | 100 |
| 920383 | 07/20/1992 | 3 | ALT/RENO | 12,000 | 02/24/1993 | JS | 100 | 100 |

LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 5,663 | 1 | 1.00 | 100 | 1.00 | 100 | 1.00 | 388,905 | 5.30 | A | 1.00 | CEX | 1.65 | | 268,140 |

| TOTAL | 5,663 SF | ZONING | 1 | FRNT | 50 | ASSESSED | CURRENT | PREVIOUS |
|---------|----------|---|----------|---------|---------|----------|---------|----------|
| Nbhd | N SAG | N O T E 1/19; adj land lpi, limited water view, similar to neigh views (BC) | LAND | 268,100 | 237,300 | | | |
| Infl1 | AVG | | BUILDING | 188,800 | 167,100 | | | |
| N_Index | AVG | | DETACHED | 0 | 0 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 456,900 | 404,400 | | | |

DETACHED

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



| BUILDING | CD | ADJ | DESC | MEASURE | 1/10/2022 | NMP |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/9/2018 | TL |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | | |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BUILDING

| YEAR BLT | 1912 | SIZE ADJ | 1.015 |
|------------|-------|------------|-------|
| NET AREA | 1,412 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$176 | OVERALL | 1.020 |

| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 2 | 1.00 |
| ROOMS | 8 | 1.00 |
| BEDROOMS | 4 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 7 | 1.00 |
| GARAGE CAPACITY | 0 | 1.00 |
| % BSMT FINISH | 0 | 1.00 |
| # OF HALF BATHS | 1 | 1.00 |
| # OF UNITS | 1 | 1.00 |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 4 | VINYL | 1.00 |
| ROOF SHAPE | 3 | GAMBREL | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 13 | HARDWOOD-W/W | 1.00 |
| 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 | 736 | 1912 | 213.55 | 157,176 |
| B | USF | L | UPPER STORY FIN | 676 | 1912 | 112.57 | 76,099 |
| C | WDK | N | WOOD DECK | 256 | | 26.81 | 6,864 |
| | CPC | O | CAPE CELLAR | 1 | | 3,909.30 | 3,909 |
| | FIX | O | XTRA FIXTURES | 2 | | 2,204.65 | 4,409 |

| TOTAL RCN | 248,457 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1995 / 27 |
| COND | 24 24 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 24 % GD 76 |
| RCNLD | \$188,800 |

