

Key: 2220

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.231

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MANN CHRISTINE PO BOX 11 SAGAMORE, MA 02561				12.3-6-0				5 PLEASANT ST			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MANN CHRISTINE				08/05/2022	QS	460,000	35294-50				
KING MICHELE D ETUX				09/19/2016	QS	230,000	29941-42				
MACDONALD JENNIFER J				12/02/2010	QS	240,500	25051-332				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,890	2	1.00	100	212,130	2.20	A	1.00	R06	0.90	159,290

TOTAL	14,898 SF	ZONING	1	FRNT	152	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	159,300	141,000			
Infl1	AVG		BUILDING	199,000	161,900			
N_Index	AVG		DETACHED	7,700	7,400			
			OTHER	0	0			
TOTAL			366,000	310,300				

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50	14 X 22	308	40.60	6,300
SHF	A	1.00	50 0.50	10 X 18	180	15.95	1,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2023	RP
MODEL	1		RESIDENTIAL	LIST	3/22/2023	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW	3/22/2023	RP
QUALITY	-	0.95	AVERAGE - [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1880	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,026	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BAS	L	BASE AREA	779	1880	238.68	185,931
\$NLA(RCN)	\$262	OVERALL	1.200	EXT COVER	2	CLAPBOARD	1.00	A	USF	L	UPPER STORY FIN	247	1880	127.32	31,448
				ROOF SHAPE	1	GABLE	1.00	B	EPA	N	ENCLOSED PORCH	320		75.48	24,155
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BMU	N	BSMT UNFINISHED	235		71.03	16,692
				FLOOR COVER	2	SOFTWOOD	1.02	F	DKC	N	DECK-COMPOSITE	20		72.67	1,453
				INT. FINISH	4	WALL BOARD	0.96		CPC	O	CAPE CELLAR	1		4,369.20	4,369
				HEATING/COOLING	2	HOT WATER	1.02		FIX	O	XTRA FIXTURES	2		2,464.05	4,928
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	268,976	CONDITION ELEM	CD
		EXTERIOR	A
		INTERIOR	F
		KITCHEN	A
		BATHS	A
		HEAT	A
		ELECT	A
EFF.YR/AGE		1993 / 29	
COND	26	26 %	
FUNC	0		
ECON	0		
DEPR	26	% GD	74
RCNLD	\$199,000		

