

Key: 2233

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.246

LEGALS

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SMITH LYNDA W TR C/O DURANTE BRIAN M & PO BOX 74 SAGAMORE, MA 02561				12.3-23-0				896 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
DURANTE BRIAN M & SMITH LYNDA W TR				08/25/2023	QS	680,000	35955-104				
OATES EDDIE H &				02/23/2012	F	10	26100-47				
				02/23/2012	F	10	26100-34				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	75	RESID - COMMERCIAL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
EXB-21-447	06/28/2021	3	ALT/RENO	21,880			100 100
5298	05/12/2005	3	ALT/RENO	5,000	09/15/2006	DB	100 100
02090	02/27/2002	7	SIGN	390	06/04/2003	MJ	100 100
01131	03/28/2001	3	ALT/RENO	5,200	06/08/2001	EB	100 100
990541	09/01/1999	3	ALT/RENO	5,000	01/12/2000	EB	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	1.00	100	1.00	212,130	1.00	A	1.00	R06	0.90	194,750
300	A	0.251	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R06	0.90	3,680

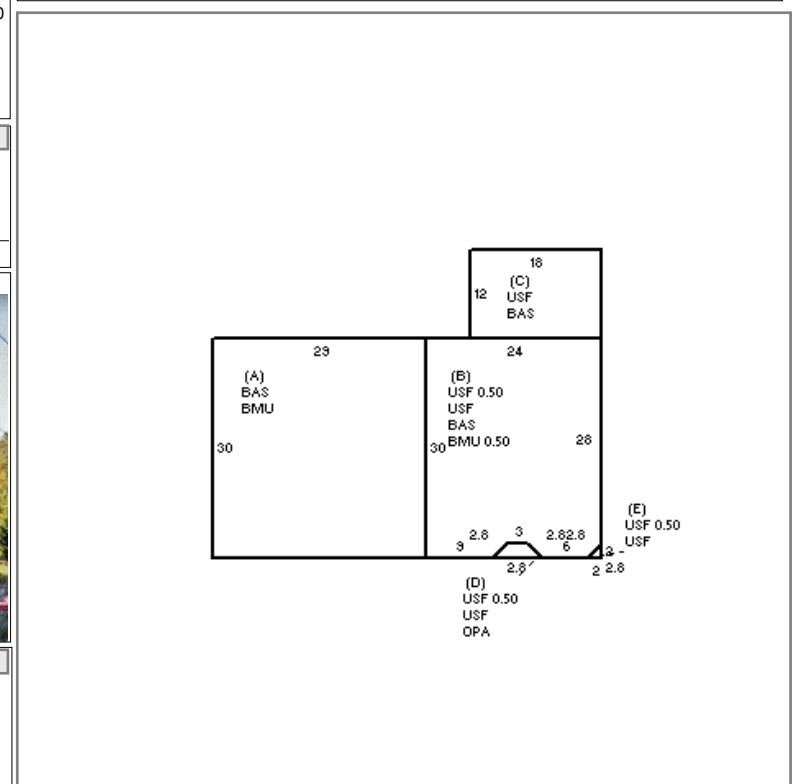
TOTAL	1.170 Acres		ZONING	1	FRNT	88	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N key# 2047 -map 11.4 parcel 100 & key# 2234 -map 12.3 O parcel 24 have been merged into map 12.3 parcel 23 for T tax purposes. Same book and page				LAND	198,400	175,600	
Infl1	AVG					BUILDING	390,600	367,000	
N_Index	AVG					DETACHED	28,100	26,700	
						OTHER	0	0	
						TOTAL	617,100	569,300	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
FBN	G	1.20	10 0.90		832	35.96	26,900
SM2	G	1.20	10 0.90		26	50.88	1,200



BUILDING	CD	ADJ	DESC	MEASURE	4/6/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/6/2021	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/27/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1908	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	424.617
NET AREA	3,090	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,224		27.03	33,091		
\$NLA(RCN)	\$137	OVERALL	0.810	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,794	1908	149.88	268,892		
				ROOF SHAPE	1	GABLE	1.00	D	OPA	N	OPEN PORCH	10		80.48	805		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,296	1908	87.98	114,026		
				FLOOR COVER	1	HARDWOOD	1.02		F22	O	FPL 2S 2OP	1		7,803.20	7,803		
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
				USE	3	CIM	0.75										



CAPACITY			UNITS	ADJ
STORIES	2.5	1.00		
ROOMS	10	1.00		
BEDROOMS	5	1.00		
BATHROOMS	2	1.00		
FIXTURES	10	1.00		
GARAGE CAPACITY	2	1.00		
% BSMT FINISH	0	1.00		
# OF HALF BATHS	1	1.00		
# OF UNITS	2	1.00		

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

EFF.YR/AGE	2011 / 11	
COND	8	8 %
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD	\$390,600	