

Key: 2246

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.259

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
914 SANDWICH RD LLC C/O 914 SANDWICH RD LLC 29 NORTH LIBERTY ST NANTUCKET, MA 02554				12.3-39-0				914 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
914 SANDWICH RD LLC				02/08/2023	F	100	35630-44				
914 SANDWICH RD LLC				09/26/2022	F	1	35387-228				
941 SANDWICH RD LLC				09/09/2022	K	375,000	35356-49				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1240	100	RECTORY			6	1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
10124	10/24/2017 04/02/2010	13 7	OTHER SIGN	200	10/25/2017 09/14/2010	BC JB	100 100	100 100

LAND

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	0.042	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R06	0.90	620

TOTAL	41,818 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	N 225' frontage on Westdale Park; church closed O 2008; zoning is residential; planning tried to change T zoning-did not pass E				LAND	195,400	172,900
Infl1	AVG					BUILDING	187,700	262,400
N_Index	AVG					DETACHED	18,200	16,700
						OTHER	0	0
						<b>TOTAL</b>	<b>401,300</b>	<b>452,000</b>

DETACHED

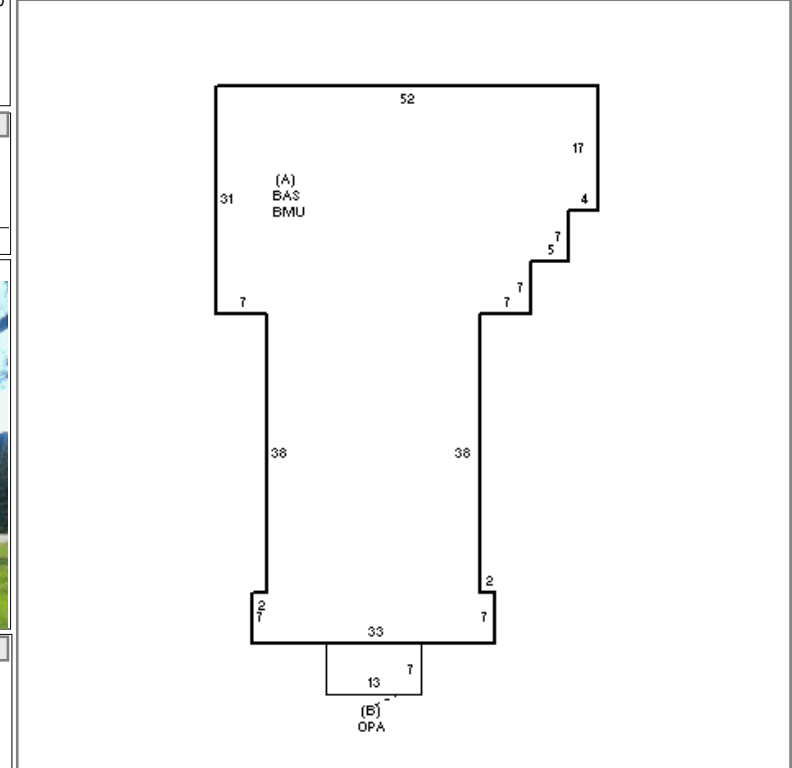
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PAV	A	1.00	40 0.60 96 X 261		25,000	1.20	18,000
SW2	A	1.00	30 0.70 3 X 4		12	21.80	200



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	9/25/2017	BC
MODEL	5		CIM-5	LIST	9/25/2017	BC
STYLE	99	1.53	CHURCHES [50%]	REVIEW	12/20/2022	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1930	SIZE ADJ	1.000
NET AREA	5,708	DETAIL ADJ	1.524
\$NLA(RCN)	\$75	OVERALL	1.000

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR & WALL	1.00
EXT. COVER	1	WOOD SHINGLE	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	2	WOOD SHINGLE	1.01
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOL	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
NAF	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNF	2,854		18.40	52,514
A	BAS	L	BASE AREA	2,854	1930	93.00	265,422
B	OPA	N	OPEN PORCH	91		16.90	1,538
	BMF	L	BSMT FIN	2,854	1930	37.50	107,018

TOTAL RCN	426,492
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
CDN/APP	A

CAPACITY	UNITS	ADJ
STORIES	1	1.00
% HEATED	100	1.00
% AIR COND	0	1.00
% SPINKLERS	0	1.00

EFF.YR/AGE	1977 / 45
COND	36 36 %
FUNC	0
ECON	20 Use
DEPR	56 % GD 44
RCNLD	\$187,700