

Key: 2249

Town of Bourne - Fiscal Year 2024

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
ROVATTI ARCHIE B JR & PENNY M ROVATTI PO BOX 185 SAGAMORE, MA 02561-0185				12.3-42-0				928 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
ROVATTI ARCHIE B JR &					XX		01678-0092				

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE												
100	S	11,000	2	1.00	100	1.00	100	1.00	212,130	2.87	A	1.00	R06	0.90										153,790

TOTAL	11,021 SF	ZONING	1	FRNT	40	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE				LAND	153,800	136,100
Infl1	AVG		BUILDING	216,000	196,600			
N_Index	AVG		DETACHED	1,500	2,200			
			OTHER	0	0			
						TOTAL	371,300	334,900

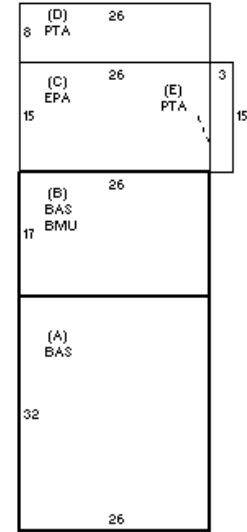
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50	12X16	192	15.95	1,500
SHF	A	1.00	50 0.50	6X10		0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/17/2023	SL
MODEL	1		RESIDENTIAL	LIST	1/17/2023	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	1/17/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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	%



YEAR BLT	1930	SIZE ADJ	1.015
NET AREA	1,274	DETAIL ADJ	1.000
\$NLA(RCN)	\$223	OVERALL	0.970

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	4	1.00
BEDROOMS	2	1.00
BATHROOMS	1	1.00
FIXTURES	5	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	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	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
A	BAS	L	BASE AREA	832	1930	185.08	153,985
B	BMU	N	BSMT UNFINISHED	442		45.32	20,032
B	BAS	L	BASE AREA	442	1960	185.08	81,804
C	EPA	N	ENCLOSED PORCH	390		64.23	25,048
+	PTA	N	PATIO	253		13.39	3,387

TOTAL RCN	284,255	
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	\$216,000	