

Key: 2258

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.272

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
KNIPLER LANGSTON P & NORMAN R ANDERSON & JUDITH SORENTI PO BOX 192 SAGAMORE, MA 02561				12.3-54-0				15 WESTDALE PK			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KNIPLER LANGSTON P & NORM				06/10/2013	F	100	27446-241				
FERRARI ROBERTA A				06/10/2013	H		27446-239				
ANDERSON NORMAN R & JUDIT				06/10/2013	F	1	27446-234				

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 %
14395	05/29/2014	4	DETACH.STRUC	3,000	08/13/2014		100 100
11102	03/18/2011	3	ALT/RENO	2,000	08/13/2014		100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	26,591	2	1.00	100	1.00	100	1.00	R06	0.90		175,810

TOTAL	26,572 SF	ZONING	1	FRNT	121	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE			LAND	175,800	155,600	
Infl1	AVG		BUILDING	260,300	230,300			
N_Index	AVG		DETACHED	15,500	14,800			
			OTHER	0	0			
					TOTAL	451,600	400,700	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 21 X 24		504	36.34	13,700
SHF	G	1.20	10 0.90 10 X 10		100	20.28	1,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/13/2014	TL
MODEL	1		RESIDENTIAL	LIST	8/13/2014	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	8/13/2014	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1910	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	342,465		
NET AREA	1,496	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	OPA	N	OPEN PORCH	126		72.43	9,126	CONDITION ELEM	CD		
\$NLA(RCN)	\$229	OVERALL	1.040	EXT COVER	4	VINYL	1.00	+	EPA	N	ENCLOSED PORCH	279		68.86	19,212	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	C	BMU	N	BSMT UNFINISHED	792		48.59	38,484	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	USF	L	UPPER STORY FIN	396	1910	116.15	45,996	KITCHEN	A		
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	1,100	1910	202.64	222,904	BATHS	A		
				INT. FINISH	1	PLASTER	1.00		FIX	O	XTRA FIXTURES	3		2,248.07	6,744	BATHS	A		
				HEATING/COOLING	2	HOT WATER	1.02									HEAT	A		
				FUEL SOURCE	1	OIL	1.00									ELECT	A		
				USE	0		1.00												
																		EFF.YR/AGE	1995 / 27
																		COND	24 24 %
																		FUNC	0
																		ECON	0
																		DEPR	24 % GD 76
																		RCNLD	\$260,300

