

Key: 2281

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.295

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID  |   |            |              | LOCATION        |  |  |  |
|--|--|--|--|------------|---|------------|--------------|-----------------|--|--|--|
| HUNTER DAVID &<br>CHRISTINA PEASLEE HUNTER<br>PO BOX 574<br>SAGAMORE, MA 02561 |  |  |  | 12.3-76-0  |   |            |              | 947 SANDWICH RD |  |  |  |
| TRANSFER HISTORY   |  |  |  | DOS        | T | SALE PRICE | BK-PG (Cert) |                 |  |  |  |
| HUNTER DAVID &<br>PEASLEE CHRISTINA &<br>SANDERS RICHARD W III                 |  |  |  | 05/17/2021 | F | 100        | 34119-287    |                 |  |  |  |
|  |  |  |  | 06/05/2015 | V | 310,000    | 28918-215    |                 |  |  |  |
|  |  |  |  | 09/15/2014 | F | 1          | 28380-14+15  |                 |  |  |  |

| 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 | %   |
| EXB-23-130 | 03/08/2023 | 3             | ALT/RENO     | 12,850 |            |        | 100 | 100 |
| EXB-21-93  | 02/11/2021 | 3             | ALT/RENO     | 50,000 |            |        | 100 | 100 |
| 18931      | 10/25/2018 | 15            | INSULATE/WEA | 1,015  |            |        | 100 | 100 |
| 12565      | 08/21/2012 | 3             | ALT/RENO     | 3,000  | 04/27/2016 |        | 100 | 100 |
| 05748      | 10/26/2005 | 3             | ALT/RENO     | 14,900 | 05/02/2006 | TL     | 100 | 100 |

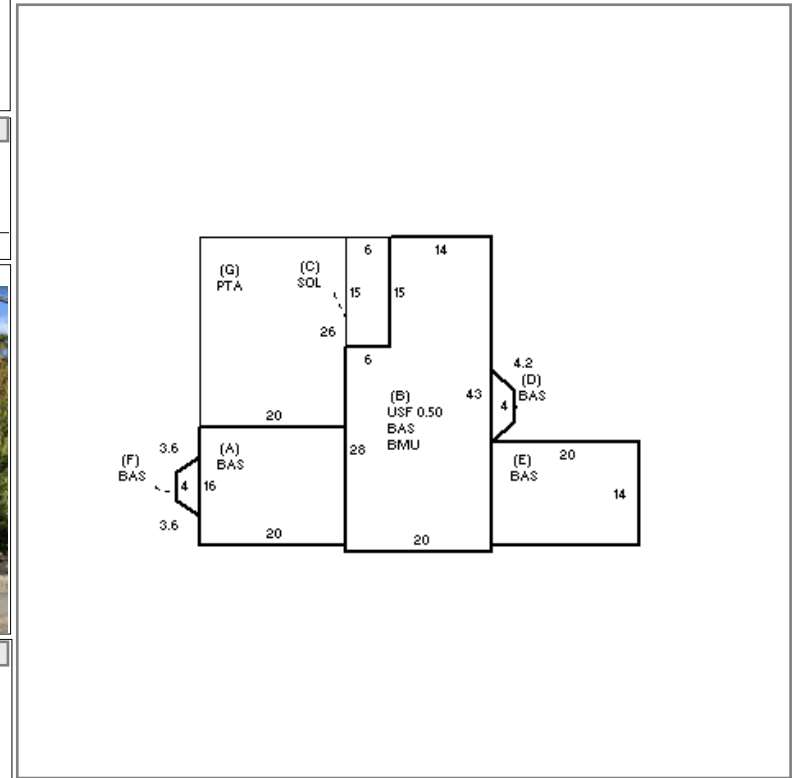
| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|---------|
| 100 | S | 17,400   | 2    | 1.00  | 100     | 1.00     | 100 | 1.00 | 212,130 | 1.92 | A          | 1.00      | R06 | 0.90 |  | 162,840 |

| TOTAL   | 17,380 SF | ZONING | 1            | FRNT           | 146            | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd    | S SAG     | NOTE   | LAND         | 162,800        | 144,100        |          |         |          |
| Infl1   | AVG       |        | BUILDING     | 423,400        | 374,700        |          |         |          |
| N_Index | AVG       |        | DETACHED     | 14,400         | 13,700         |          |         |          |
|         |           |        | OTHER        | 0              | 0              |          |         |          |
|         |           |        | <b>TOTAL</b> | <b>600,600</b> | <b>532,500</b> |          |         |          |

| TY  | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD  |
|-----|------|------|----------|----|-------|-----------|--------|
| SHF | A    | 1.00 | F 0.60   |    | 300   | 15.23     | 2,700  |
| FBN | A    | 1.00 | A 0.75   |    | 400   | 38.96     | 11,700 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 3/29/2021 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 3/29/2021 | EST |
| STYLE    | 9  | 1.20 | ANTIQUE [100%]    | REVIEW  | 4/29/2022 | TL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |



| YEAR BLT   | 1830  | SIZE ADJ   | 1.010 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     | TOTAL RCN | 470,434 |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|-----------|---------|
| NET AREA   | 1,794 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | + | BAS | L | BASE AREA       | 1,409 | 1830 | 229.76    | 323,729 |           |         |
| \$NLA(RCN) | \$262 | OVERALL    | 1.240 | EXT COVER       | 2  | CLAPBOARD      | 1.00 | B | BMU | N | BSMT UNFINISHED | 770   |      | 57.65     | 44,390  |           |         |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | B | USF | L | UPPER STORY FIN | 385   | 1830 | 137.81    | 53,055  |           |         |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | C | SOL | N | SOLARIUM        | 90    |      | 137.22    | 12,350  |           |         |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | G | PTA | N | PATIO           | 520   |      | 17.03     | 8,856   |           |         |
|            |       |            |       | INT. FINISH     | 1  | PLASTER        | 1.00 |   | F23 | O | FPL 2S 3OP      | 1     |      | 12,050.60 | 12,051  |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   | FIX | O | XTRA FIXTURES   | 6     |      | 2,667.20  | 16,003  |           |         |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 |   |     |   |                 |       |      |           |         |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |           |         |

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

| EFF.YR/AGE | 2009 / 13 |         |
|------------|-----------|---------|
| COND       | 10        | 10 %    |
| FUNC       | 0         |         |
| ECON       | 0         |         |
| DEPR       | 10        | % GD 90 |

| RCNLD | \$423,400 |
|-------|-----------|
|-------|-----------|