

Key: 2317

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.344

LEGAL

CURRENT OWNER				PARCEL ID			LOCATION			
HARRISON CARL F TRS CARL F HARRISON REV TRUST PO BOX 44 SAGAMORE, MA 02561				12.3-112-0			980 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
HARRISON CARL F TRS				10/08/2021	F	100	34553-145			
HARRISON CARL L				11/05/1987	XX		6031-107			

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	%
		3	ALT/RENO		02/15/2023	SL	100	100

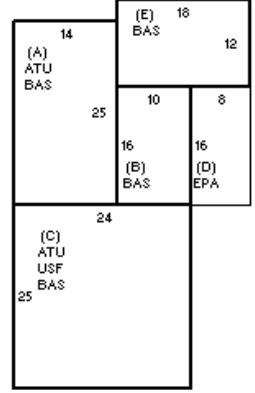
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	23,353	2	1.00	100 1.00	212,130	1.51	A	1.00	R06 0.90		171,250

TOTAL	23,348 SF	ZONING	1	FRNT	116	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	171,300	151,600			
Infl1	AVG		BUILDING	314,700	252,900			
N_Index	AVG		DETACHED	14,300	16,000			
			OTHER	0	0			
TOTAL				500,300	420,500			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50		858	33.41	14,300
SHF	A	1.00	50 0.50			0.00	
SHF	A	1.00	50 0.50			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/15/2023	EST
STYLE	9	1.15	ANTIQUE [74%]	REVIEW	8/7/2023	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1850	SIZE ADJ	1.010
NET AREA	1,926	DETAIL ADJ	1.000
\$NLA(RCN)	\$240	OVERALL	1.187
CAPACITY	UNITS	ADJ	
STORIES	2.5	1.00	
ROOMS	7	1.00	
BEDROOMS	5	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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
+	BAS	L	BASE AREA	510	1850	225.37	114,937
A	ATU	N	ATTIC UNF	350		50.67	17,735
+	BAS	L	BASE AREA	816	1850	225.37	183,898
C	USF	L	UPPER STORY FIN	600	1850	131.92	79,149
C	ATU	N	ATTIC UNF	600		50.67	30,402
D	EPA	N	ENCLOSED PORCH	128		98.63	12,624
	CPC	O	CAPE CELLAR	1		4,526.90	4,527
	F11	O	FPL 1S 1OP	1		9,612.50	9,613
	FIX	O	XTRA FIXTURES	2		2,553.00	5,106
	MST	O	MAS/METAL STACK	1		4,784.70	4,785

TOTAL RCN	462,776	
CONDITION ELEM	CD	
EXTERIOR		A
INTERIOR		F
KITCHEN		F
BATHS		F
HEAT		A
ELECT		O
EFF.YR/AGE	1987 / 35	
COND	32 32 %	
FUNC	0	
ECON	0	
DEPR	32	% GD 68
RCNLD	\$314,700	