Key: 2320

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,347

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORRIS MAUREEN L P O BOX 575 SAGAMORE, MA 02561	12.3-115-0	984 SANDWICH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORRIS MAUREEN L	04/07/2004	QS	319,000	18422-100
MAXIM MICHAEL J	07/11/2002	N	110,000	15354-62
KOSTRO AVRALIA		XX		1524+-1004+

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

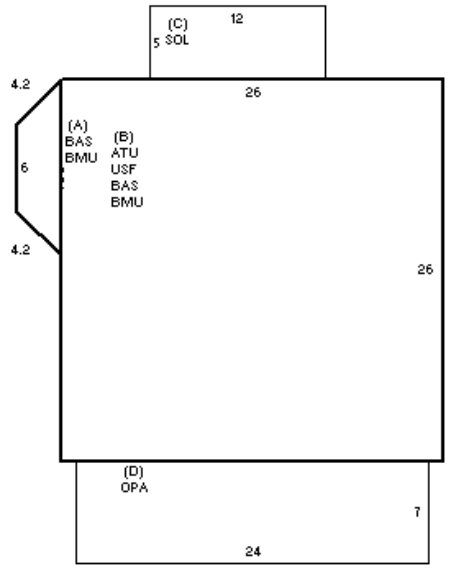
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,146	2 1.00	100 1.00	100 1.00	212,130	2.84	A 1.00	R06 0.90			154,000

TOTAL	11,151 SF	ZONING	1	FRNT	59
Nbhd	S SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	154,000	136,300
BUILDING	270,200	260,100
DETACHED	0	0
OTHER	0	0
TOTAL	**424,200**	**396,400**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/16/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/16/2023	SL
LIST	2/16/2023	EST
REVIEW	8/16/2023	RP

YEAR BLT	1901	SIZE ADJ	1.015
NET AREA	1,379	DETAIL ADJ	1.000
$NLA(RCN)	$251	OVERALL	1.080

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	7	1.00
GARAGE CAPACITY	0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	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
+	BMU	N	BSMT UNFINISHED	703		52.98	37,247
+	BAS	L	BASE AREA	703	1901	237.42	166,908
B	USF	L	UPPER STORY FIN	676	1901	125.15	84,604
B	ATU	N	ATTIC UNF	676		48.07	32,498
C	SOL	N	SOLARIUM	60		126.11	7,567
D	OPA	N	OPEN PORCH	168		75.23	12,638
	FIX	O	XTRA FIXTURES	2		2,451.10	4,902

TOTAL RCN	346,363

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	G
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1997 / 25		
COND	22	22 %	
FUNC	0		
ECON	0		
DEPR	22	% GD	78
RCNLD			$270,200