

Key: 2325

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.352

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
TASSINARI MARY M TR TASSINARI FAMILY REALTY TRUST PO BOX 122 SAGAMORE, MA 02561				12.3-120-0				1008 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
TASSINARI MARY M TR TASSI				07/29/2010	F		1 24715-165				
TASSINARI MARY M & JEAN M				04/23/2004	N		7381-043				
TASSINARI MARY E				06/23/1995	XX		9721-170				

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	%
12536	08/08/2012	3	ALT/RENO		02/15/2023	SL	100	100
		3	ALT/RENO	13,021	03/26/2013		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R06	0.90		194,750
200	A	1,836	2	1.00	100	1.00	100	1.00	84,780	1.00	A	1.00	R06	0.90		155,660
300	A	0,446	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R06	0.90		6,540

DETACHED

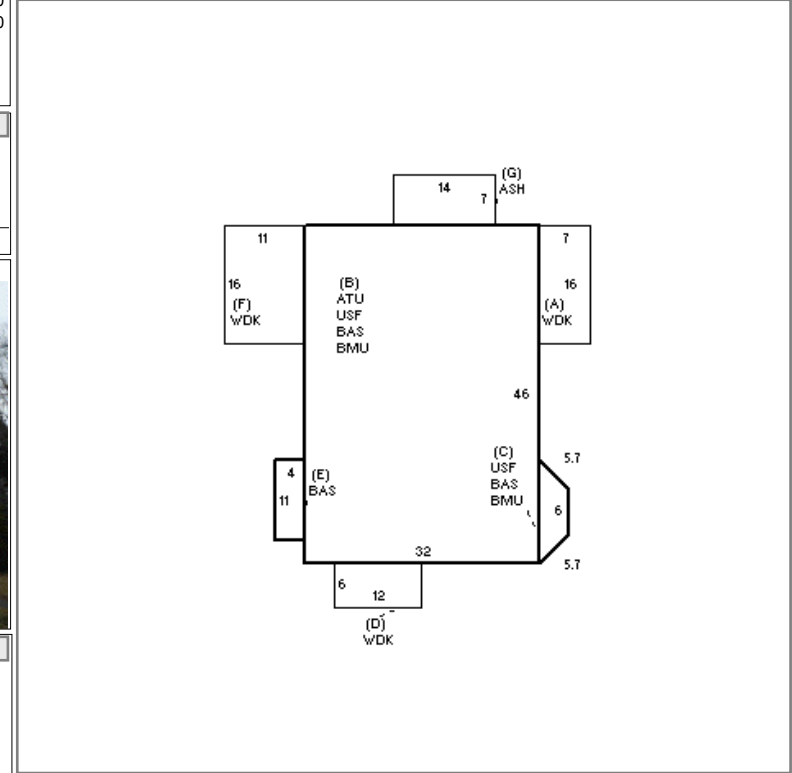
TOTAL	3.200 Acres	ZONING	1	FRNT	374	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE 520' frontage on Cranberry Hy	LAND	357,000	316,000			
Infl1	AVG		BUILDING	440,100	381,900			
N_Index	AVG		DETACHED	15,400	17,400			
			OTHER	0	0			
			TOTAL	812,500	715,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	50 0.50 22 X 38		836	33.41	14,000
SHF	A	1.00	50 0.50 ATTACHED 8 X		176	15.95	1,400



BUILDING	CD	ADJ	DESC	MEASURE	2/15/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/7/2023	SL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	2/15/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS



BUILDING

YEAR BLT	1910	SIZE ADJ	0.995
NET AREA	3,068	DETAIL ADJ	1.000
\$NLA(RCN)	\$189	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	2.5	1.00	
ROOMS	8	1.00	
BEDROOMS	5	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	1.00	
GARAGE CAPACITY	2	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	WDK	N	WOOD DECK	360		21.47	7,728
EXT COVER	4	VINYL	1.00	+	BMU	N	BSMT UNFINISHED	1,512		32.10	48,542
ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,512	1910	104.48	157,978
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	1,472		40.13	59,077
FLOOR COVER	13	HARDWOOD-W/W	1.00	+	BAS	L	BASE AREA	1,556	1910	184.36	286,868
INT. FINISH	1	PLASTER	1.00	G	ASH	N	ATT SHED	98		23.98	2,350
HEATING/COOLING	4	STEAM	0.99	F31	O	FPL 3S 1OP		1		10,072.60	10,073
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		3		2,140.20	6,421
USE	0		1.00								

TOTAL RCN	579,036
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	\$440,100