

Key: 2353

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.377

LEGAL

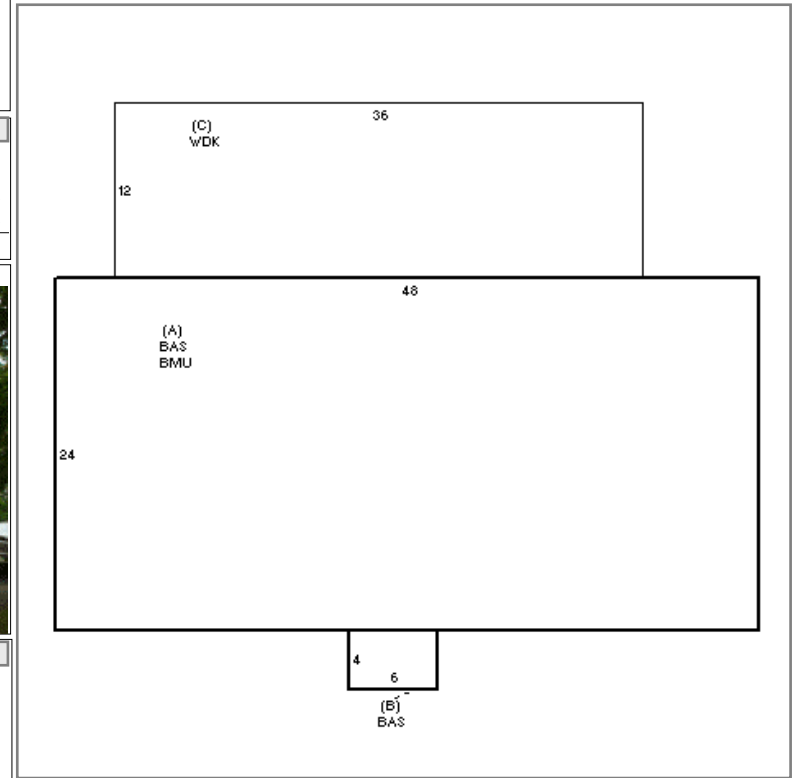
LAND

CURRENT OWNER					PARCEL ID					LOCATION				
KOON RONALD J PO BOX 171 SAGAMORE, MA 02561					12.4-12-0					1031 SANDWICH RD				
TRANSFER HISTORY					DOS	T	SALE PRICE	BK-PG (Cert)						
KOON RONALD J					12/21/2012	A	60,000	26972-116						
PETERSON CAROL A &					07/08/1998	X		11557-138						

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	%
13174	03/26/2013	3	ALT/RENO	4,000	02/20/2015		100	100
12831	11/16/2012	9	DECK	4,000	02/20/2015		100	100
980312	06/10/1998	6	FENCE	220			100	100
900295	06/06/1990	6	FENCE	300	01/01/1991	HS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	13,120	2	1.00	100	1.00	100	1.00	212,130	2.45	A	1.00	R06	0.90		156,790

TOTAL	13,112 SF	ZONING	1	FRNT	132	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE 94' frontage on Regency Dr	LAND	156,800	138,800			
Infl1	AVG		BUILDING	210,000	185,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
		TOTAL		366,800	324,600			



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



PHOTO	07/22/2008
BLDG COMMENTS	

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	2/20/2015	TL
MODEL	1		RESIDENTIAL	LIST	2/20/2015	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	2/5/2013	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1972	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ
NET AREA	1,176	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00
\$NLA(RCN)	\$232	OVERALL	0.970	EXT COVER	1	WOOD SHINGLE	1.02
CAPACITY		UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00
STORIES	1	1.00		ROOF COVER	1	ASPH/COMP SHIN	1.00
ROOMS	5	1.00		FLOOR COVER	3	W/W CARPET	1.00
BEDROOMS	2	1.00		INT. FINISH	2	DRYWALL	1.00
BATHROOMS	1	1.00		HEATING/COOLING	1	FORCED AIR	1.00
FIXTURES	5	1.00		FUEL SOURCE	1	OIL	1.00
GARAGE CAPACITY	0	1.00		USE	0		1.00
% BSMT FINISH	0	1.00					
# OF HALF BATHS	0	1.00					
# OF UNITS	1	1.00					

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,152		35.90	41,359
+	BAS	L	BASE AREA	1,176	1972	189.00	222,264
C	WDK	N	WOOD DECK	432		21.03	9,085

TOTAL RCN	272,709	
CONDITION ELEM	CD	
EXTERIOR	A	
INTERIOR	A	
KITCHEN	A	
BATHS	A	
HEAT	A	
ELECT	A	
EFF.YR/AGE	1996 / 26	
COND	23	23 %
FUNC	0	
ECON	0	
DEPR	23	% GD 77
RCNLD	\$210,000	