

Key: 2357

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.381

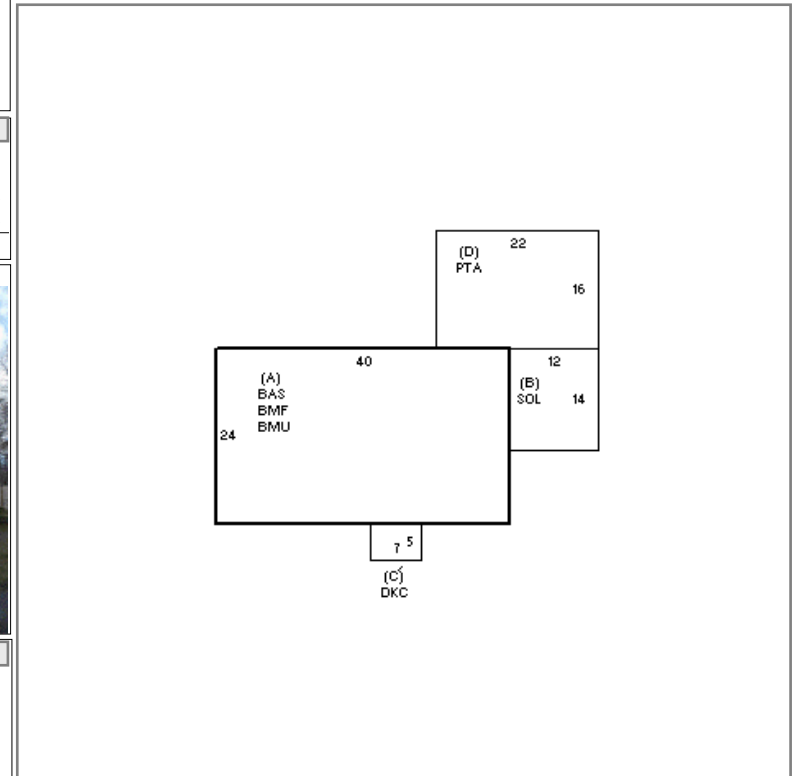
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| CURRENT OWNER                                     |   |          |      | PARCEL ID  |         |            |              | LOCATION      |      |     |            |           |
|---|---|----------|------|------------|---------|------------|--------------|---------------|------|-----|------------|-----------|
| BAUER RUSSELL<br>PO BOX 261<br>SAGAMORE, MA 02561 |   |          |      | 12.4-16-0  |         |            |              | 26 REGENCY DR |      |     |            |           |
| TRANSFER HISTORY                                  |   |          |      | DOS        | T       | SALE PRICE | BK-PG (Cert) |               |      |     |            |           |
| BAUER RUSSELL                                     |   |          |      | 03/29/2012 | N       | 204,000    | 26200-269    |               |      |     |            |           |
| CANDELORO JOSEPH R AND                            |   |          |      | 09/30/1998 | QS      | 119,500    | 11735-322    |               |      |     |            |           |
| LECLAIRE, ANN T.                                  |   |          |      | 03/18/1994 | QS      | 85,000     | N/A-N/A      |               |      |     |            |           |
| CD  | T | AC/SF/UN | Nbhd | Infl1      | N Index | ADJ BASE   | SAF          | Topo          | Lpi  | VC  | CREDIT AMT | ADJ VALUE |
| 100   | S | 13,760   | 2    | 1.00       | 100     | 212,130    | 2.35         | A             | 1.00 | R04 | 0.90       | 157,690   |

| 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    | %   |
| 141078 |            | 3             | ALT/RENO     |        | 01/11/2023 | SL | 100    | 100 |
|        |            | 3             | ALT/RENO     |        | 08/06/2020 | TL | 100    | 100 |
| 12534  | 12/23/2014 | 10            | WOODSTOVE    | 3,967  | 04/08/2015 |    | 100    | 100 |
| 05624  | 08/08/2012 | 15            | INSULATE/WEA | 3,000  | 04/08/2015 |    | 100    | 100 |
|        | 09/13/2005 | 3             | ALT/RENO     | 10,000 | 06/10/2009 | TL | 100    | 100 |

| TOTAL   | 13,765 SF | ZONING | 1        | FRNT    | 100     | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | S SAG     | NOTE   |          |         |         | LAND     | 157,700 | 139,600  |
| Infl1   | AVG       |        | BUILDING | 252,800 | 217,100 |          |         |          |
| N_Index | AVG       |        | DETACHED | 2,000   | 0       |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 412,500 | 356,700  |

| TY  | QUAL | COND | DIM/NOTE | YB      | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|---------|-------|-----------|-------|
| SHF | A    | 1.00 | 10 0.90  | 10 X 10 | 100   | 16.90     | 1,500 |
| PTD | A    | 1.00 | 10 0.90  | 10X10   | 100   | 5.41      | 500   |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 1/11/2023 | SL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 1/11/2023 | EST |
| STYLE    | 1  | 0.95 | RANCH [100%]      | REVIEW  | 1/11/2023 | SL  |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

BLDG COMMENTS

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| YEAR BLT   | 1975  | SIZE ADJ   | 1.020 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S   | BAT | T             | DESCRIPTION     | UNITS | YB        | ADJ PRICE | RCN     | TOTAL RCN      | 319,980 |            |            |
|------------|-------|------------|-------|-----------------|----|----------------|------|-----|-----|---------------|-----------------|-------|-----------|-----------|---------|----------------|---------|------------|------------|
| NET AREA   | 960   | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A   | BMU | N             | BSMT UNFINISHED | 960   |           | 37.57     | 36,063  | CONDITION ELEM | CD      |            |            |
| \$NLA(RCN) | \$333 | OVERALL    | 1.010 | EXT COVER       | 1  | WOOD SHINGLE   | 1.02 | A   | BMF | N             | BSMT FINISH     | 960   |           | 35.76     | 34,326  | EXTERIOR       | A       |            |            |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A   | BAS | L             | BASE AREA       | 960   | 1975      | 204.29    | 196,121 | INTERIOR       | A       |            |            |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B   | SOL | N             | SOLARIUM        | 168   |           | 98.74     | 16,588  | KITCHEN        | G       |            |            |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 | C   | DKC | N             | DECK-COMPOSITE  | 35    |           | 64.70     | 2,264   | BATHS          | A       |            |            |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 | D   | PTA | N             | PATIO           | 352   |           | 14.01     | 4,931   | HEAT           | A       |            |            |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 | F11 | O   | FPL 1S 1OP    | 1               |       | 8,260.10  | 8,260     | ELECT   | A              |         |            |            |
|            |       |            |       | FUEL SOURCE     | 1  | OIL            | 1.00 | FIX | O   | XTRA FIXTURES | 4               |       | 2,193.80  | 8,775     |         |                |         |            |            |
|            |       |            |       | USE             | 0  |                | 1.00 | JAC | O   | JACUZZI       | 1               |       | 12,650.90 | 12,651    |         |                |         |            |            |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | EFF.YR/AGE | 1998 / 24  |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | COND       | 21 21 %    |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | FUNC       | 0          |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | ECON       | 0          |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | DEPR       | 21 % GD 79 |
|            |       |            |       |                 |    |                |      |     |     |               |                 |       |           |           |         |                |         | RCNLD      | \$252,800  |