Key: 2360 **Town of Bourne - Fiscal Year 2024** 12/18/2023 6:02 pm SEQ #: 2,384

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
WARNER JAMES D & **KATHERINE C WARNER** **P O BOX 244** **SAGAMORE, MA 02561-0244**	**12.4-19-0**	**1055 SANDWICH RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
WARNER JAMES D &	09/11/2000	O	159,900	13232-143
VANCINI MARILYN & CHARLES	01/22/1992	A	1	10305-247
CASASSA CHARLES M		XX		N/A-N/A

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	%
18442	05/23/2018	3	ALT/RENO	15,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	2 1.00	100 1.00	100 1.00	212,130	1.87	A 1.00	R06 0.90			163,680

TOTAL	17,990 SF	ZONING	1	FRNT	85

Nbhd	S SAG
Infl1	AVG
N_Index	AVG

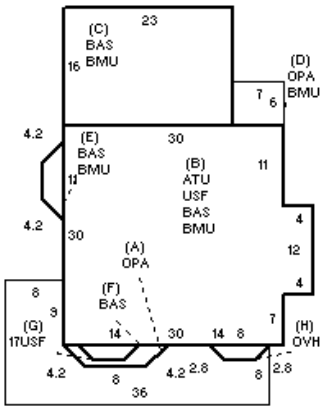
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	163,700	144,900
BUILDING	430,600	384,200
DETACHED	0	0
OTHER	0	0
TOTAL	**594,300**	**529,100**

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	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	2/16/2023	SL
LIST	2/16/2023	EST
REVIEW	2/23/2023	TL

YEAR BLT	1900	SIZE ADJ	1.005
NET AREA	2,345	DETAIL ADJ	1.000
$NLA(RCN)	$219	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	9	1.00
BEDROOMS	4	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	4	STEAM	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	OPA	N	OPEN PORCH	369		62.10	22,916
+	BMU	N	BSMT UNFINISHED	1,382		33.71	46,589
B	ATU	N	ATTIC UNF	948		43.63	41,366
+	BAS	L	BASE AREA	1,373	1900	198.37	272,359
+	USF	L	UPPER STORY FIN	960	1900	113.60	109,054
H	OVH	L	OVERHANG	12	1900	191.09	2,293
	F21	O	FPL 2S 1OP	1		9,295.70	9,296
	FIX	O	XTRA FIXTURES	2		2,247.15	4,494
	MST	O	MAS/METAL STACK	1		4,211.50	4,212

TOTAL RCN	512,578

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

EFF.YR/AGE	2003 / 19		
COND	16	16 %	
FUNC	0		
ECON	0		
DEPR	16	% GD	84

RCNLD $430,600