

Key: 2362

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.386

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
KOZAR PHILLIP C & MARYELLEN KOZAR PO BOX 48 SAGAMORE, MA 02561				12.4-21-0				1061 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
KOZAR PHILLIP C &					XX		02389-0150				

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	%
EXB-22-357 04266	06/08/2022 04/26/2004	3 8	ALT/RENO POOL	2,982 600	05/24/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	18,840	2	1.00	100	1.00	100	1.00	212,130	1.80	A	1.00	R06	0.90		164,870

TOTAL	18,861 SF	ZONING	1	FRNT	60	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	164,900	145,900			
Infl1	AVG		BUILDING	264,200	233,800			
N_Index	AVG		DETACHED	7,600	7,200			
			OTHER	0	0			
			TOTAL	436,700	386,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	A 0.75 12 X 18		216	46.93	7,600
APO	A	1.00	10 0.90 15'			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	9/13/2022	RP
MODEL	1		RESIDENTIAL	LIST	9/13/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	9/13/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	1926	SIZE ADJ	1.010
NET AREA	1,735	DETAIL ADJ	1.000
\$NLA(RCN)	\$200	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	2	1.00	
ROOMS	7	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	31	WW-HARDWOOD	1.00
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
A	EPA	N	ENCLOSED PORCH	153		75.27	11,517
+	USF	L	UPPER STORY FIN	928	1926	109.81	101,907
B	BMU	N	BSMT UNFINISHED	747		46.96	35,076
C	OVH	L	OVERHANG	32	1926	184.73	5,912
+	BAS	L	BASE AREA	775	1926	210.42	163,074
E	OPA	N	OPEN PORCH	280		60.04	16,810
	F21	O	FPL 2S 1OP	1		8,986.10	8,986
	FIX	O	XTRA FIXTURES	2		2,172.30	4,345

TOTAL RCN	347,627
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	\$264,200

