

Key: 3280

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.320

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
HUNTER PATRICIA & GREGORY TRS PATRICIA A HUNTER LIVING TRUST PO BOX 203 SAGAMORE, MA 02561				18.2-2-0				1077 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
HUNTER PATRICIA & GREGORY				01/27/2021	F	100	33728-117				
HUNTER GREGORY B ETUX				12/29/2016	QS	451,000	30200-340				
RACITI RAPHAEL J ETUX				02/15/2013	QS	350,000	27136-257				

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-20-17	06/02/2020	3	ALT/RENO	13,839			100 100
		3	ALT/RENO		06/18/2018	BC	100 100
16346	05/04/2016	2	ADDITIONS	24,200	04/20/2017	TL	100 100
13749	10/28/2013	3	ALT/RENO	26,750	06/15/2016	TL	100 100
13676	10/04/2013	15	INSULATE/WEA	5,115	06/15/2016	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	35,547	2	1.00	100	1.00	100	1.00	212,130	1.09	A	1.00	R06	0.90			188,460

TOTAL	35,545 SF	ZONING	1	FRNT	120	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	188,500	166,800			
Infl1	AVG		BUILDING	500,500	442,900			
N_Index	AVG		DETACHED	9,400	8,900			
			OTHER	0	0			
			TOTAL	698,400	618,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	F 0.60 16 X 24		384	40.60	9,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/20/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/20/2017	TL
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	6/18/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1908	SIZE ADJ	1.005	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,390	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,361		35.67	48,547
\$NLA(RCN)	\$228	OVERALL	1.010	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,361	1908	209.89	285,663
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	961	1908	120.20	115,510
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	ATU	N	ATTIC UNF	943		46.17	43,538
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	197		72.98	14,377
				INT. FINISH	1	PLASTER	1.00	E	OVH	L	OVERHANG	28	1908	202.22	5,662
				HEATING/COOLING	4	STEAM	0.99	F	BAS	L	BASE AREA	20	2016	209.91	4,198
				FUEL SOURCE	1	OIL	1.00	F	USF	L	UPPER STORY FIN	20	2016	120.20	2,404
				USE	0		1.00	G	WDK	N	WOOD DECK	201		28.92	5,813
									F31	O	FPL 3S 1OP	1		11,191.20	11,191
									FIX	O	XTRA FIXTURES	3		2,377.90	7,134

TOTAL RCN	544,036
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	V
KITCHEN	V
BATHS	G
HEAT	A
ELECT	U
EFF.YR/AGE 2011 / 11	
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$500,500

