

Key: 3286

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3.326

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CURRENT OWNER				PARCEL ID				LOCATION			
BILODEAU MICHAEL K & SUZANNE L TRS KKP REALTY TRUST PO BOX 166 SAGAMORE, MA 02561				18.2-8-0				1105 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
BILODEAU MICHAEL K & SUZA				05/05/2021	F	100 34082-202					
BILODEAU SUZANNE L &				01/20/2021	U	359,000 33700-20					
CALDWELL MARY DEANE & TRS				11/05/2018	F	100 31646-271					

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	%
		3	ALT/RENO		02/16/2023	SL	100	100

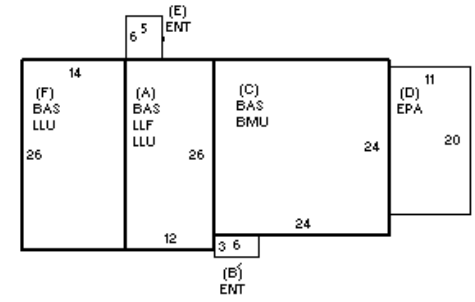
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	40,000	2	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00 R06 0.90	194,750
300	A	0.082	2	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00 R06 0.90	1,200

TOTAL	43,560 SF	ZONING	1	FRNT	267	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	196,000	173,400			
Infl1	AVG		BUILDING	272,000	230,100			
N_Index	AVG		DETACHED	1,000	1,700			
			OTHER	0	0			
TOTAL			469,000	405,200				

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	10 X 12		120	16.42	1,000



BUILDING	CD	ADJ	DESC	MEASURE	2/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	2/16/2023	EST
STYLE	3	0.95	SPLIT LEVEL [100%]	REVIEW	2/28/2023	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

BUILDING

YEAR BLT	1963	SIZE ADJ	1.010
NET AREA	1,564	DETAIL ADJ	1.000
\$NLA(RCN)	\$229	OVERALL	1.010
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	7	1.00	
BEDROOMS	3	1.00	
BATHROOMS	1	1.00	
FIXTURES	9	1.00	
GARAGE CAPACITY	1	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	2	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	LLU	N	LOWER LEVEL UNF	676		36.99	25,003
A	LLF	L	LOWER LEVEL FIN	312	1963	71.61	22,342
+	BAS	L	BASE AREA	1,252	1963	191.76	240,084
B	ENT	N	ENCLOSED ENTRY	18		116.46	2,096
C	BMU	N	BSMT UNFINISHED	576		46.96	27,047
D	EPA	N	ENCLOSED PORCH	220		66.54	14,640
E	ENT	N	ENCLOSED ENTRY	30		86.23	2,587
	BMG	O	BSMT GARAGE	1		7,271.30	7,271
	F11	O	FPL 1S IOP	1		8,179.20	8,179
	FIX	O	XTRA FIXTURES	4		2,172.30	8,689

TOTAL RCN	357,938
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	\$272,000