Key: 349

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 346

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LOCKE WILLIAM T & JANICE M LOCKE 2 COACHMAN'S LN SAGAMORE BEACH, MA 02562	4.0-11-1	2 COACHMAN'S LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LOCKE WILLIAM T &	10/26/2005	QS	404,000	20405-107
WRIGHT DAVID &	06/23/2000	QS	230,000	13090-174
MCEWEN WILLIAM S	03/19/1999	QS	181,900	12135-170

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	%
B-20-207	07/27/2020	3	ALT/RENO	24,000	04/12/2021		100	100
		12	CYCLICAL		11/08/2017	BC	100	100
06122	02/27/2006	3	ALT/RENO	7,500	08/16/2007	DB	100	100
06086	02/07/2006	6	FENCE	8,500	08/16/2007	DB	100	100
05807	11/16/2005	4	DETACH.STRUC	2,995	03/27/2006	TL	100	100

LAND

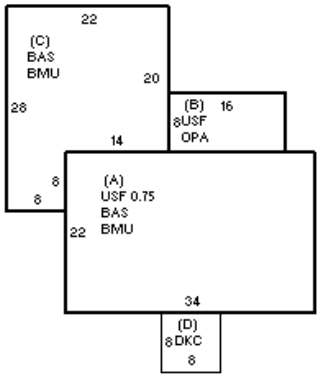
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,004	1 1.00	100 1.00	100 1.00	259,270	1.71	A 1.00	R04 1.10			203,520

TOTAL	19,994 SF	ZONING	1	FRNT	165

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

NOTE: Also has frontage on Old Plymouth Rd

ASSESSED	CURRENT	PREVIOUS
LAND	203,500	180,100
BUILDING	400,600	354,500
DETACHED	0	0
OTHER	0	0
TOTAL	**604,100**	**534,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	30 0.70	8 X 10			0.00	

PHOTO 11/08/2017

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/12/2021	NMP
LIST	11/8/2017	EST
REVIEW	4/12/2021	TL

YEAR BLT	1989	SIZE ADJ	1.010
NET AREA	1,941	DETAIL ADJ	1.000
$NLA(RCN)	$255	OVERALL	1.140

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	2	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,252		38.62	48,355
+	BAS	L	BASE AREA	1,252	1989	227.26	284,535
+	USF	L	UPPER STORY FIN	689	1989	131.45	90,572
B	OPA	N	OPEN PORCH	128		82.95	10,617
D	DKC	N	DECK-COMPOSITE	64		75.90	4,858
	BMF	N	BSMT FINISH	210		70.64	14,834
	BMG	O	BSMT GARAGE	2		8,617.55	17,235
	F21	O	FPL 2S 1OP	1		10,649.80	10,650
	FIX	O	XTRA FIXTURES	5		2,574.62	12,873

TOTAL RCN 494,529

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

EFF.YR/AGE 2000 / 22

COND	19	19 %	
FUNC	0		
ECON	0		
DEPR	19	% GD	81

RCNLD $400,600