Key: 36

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 34

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BARROS JOHN & SUSAN BARROS TRS BARROS REVOCABLE TRUST 25 SHEPPARD RD SAGAMORE BEACH, MA 02562	1.4-9-0	25 SHEPPARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BARROS JOHN & SUSAN BARRO	12/29/2015	F	1	29363-153
BARROS JOHN ETUX	08/28/2015	QS	442,000	29102-181
BIASINI CHARLOTTE &	01/30/2003	QS	550,000	16318-327

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-23-240	08/24/2023	9	DECK	60,000			0	0
EXB-23-462	07/19/2023	3	ALT/RENO	25,000			100	100
18010	01/03/2018	3	ALT/RENO	3,583			100	100
16204	03/25/2016	14	SOLAR	7,000	10/23/2017	TL	100	100
16042	01/21/2016	15	INSULATE/WEA	2,734	03/21/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	8,300	1 1.00	100 1.00	100 1.00	388,905	3.71	A 1.00	BAV 1.65			274,970

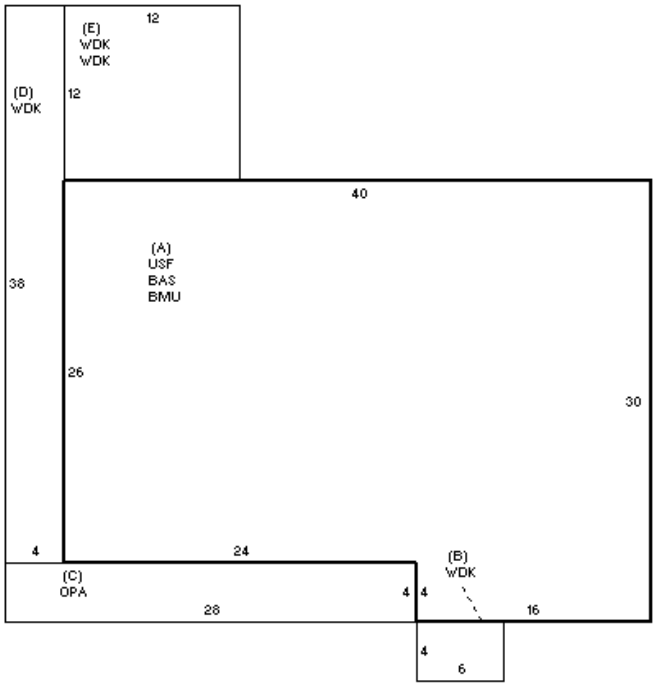
TOTAL	8,320 SF	ZONING	1	FRNT	80
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	275,000	243,400
BUILDING	426,600	382,000
DETACHED	0	0
OTHER	0	0
TOTAL	**701,600**	**625,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 10/23/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/11/2022	NMP
LIST	10/23/2017	TL
REVIEW	5/31/2018	DB

YEAR BLT	2000	SIZE ADJ	1.005
NET AREA	2,208	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.170

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	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	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,104		45.02	49,703
A	BAS	L	BASE AREA	1,104	2000	237.01	261,658
A	USF	L	UPPER STORY FIN	1,104	2000	128.36	141,714
+	WDK	N	WOOD DECK	464		26.37	12,237
C	OPA	N	OPEN PORCH	112		84.72	9,488
	BSF	N	BSMT SEMI-FIN	192		30.27	5,813
	BMG	O	BSMT GARAGE	2		8,800.55	17,601
	FIX	O	XTRA FIXTURES	6		2,629.38	15,776

TOTAL RCN	513,989
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	2002 / 20
COND	17 17 %
FUNC	0
ECON	0
DEPR	17 % GD 83
RCNLD	$426,600