Key: 37

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 35

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPEHLMANN MARC C/O SPEHLMANN MARC & 27 SHEPPARD RD SAGAMORE BEACH, MA 02562	1.4-10-0	27 SHEPPARD RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPEHLMANN MARC &	02/02/2023	F	1	35622-152
SPEHLMANN MARC	05/31/2017	QS	780,000	30523-155
HURD WILLIAM R &	09/28/2000	QS	439,900	13266-146

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-23-457	07/19/2023	14	SOLAR	10,594			100	100
0000	03/09/2016	12	CYCLICAL		03/09/2016		100	100
04123	03/11/2004	2	ADDITIONS	50,000	10/26/2005	TL	100	100
03525	08/05/2003	2	ADDITIONS	185,000	10/26/2005	TL	100	100
990511	08/26/1999	1	NEW CONSTRUC	130,000	12/01/2000	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	10,890	1 1.00	100 1.00	100 1.00	388,905	2.90	A 1.00	BAV 1.65			281,670

TOTAL	10,890 SF	ZONING	1	FRNT	160

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

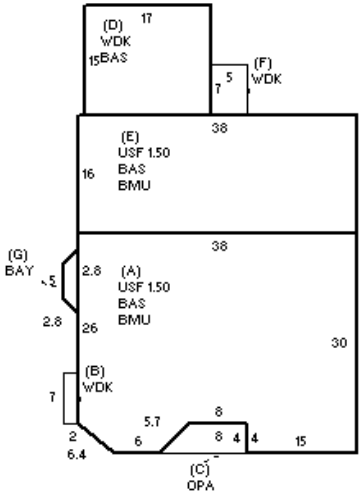
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	281,700	249,300
BUILDING	872,500	781,400
DETACHED	2,500	2,400
OTHER	0	0
TOTAL	**1,156,700**	**1,033,100**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
WDK	A 1.00	10 0.90	10 X 10 ROOF		100	18.30	1,600
PTD	A 1.00	10 0.90	14 X 16		224	4.23	900

PHOTO 10/23/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	V	1.35	VERY GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/11/2022	NMP
LIST	11/20/2017	TL
REVIEW	11/13/2019	MR

YEAR BLT	1999	SIZE ADJ	0.980
NET AREA	4,514	DETAIL ADJ	1.000
$NLA(RCN)	$233	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	10	1.00
BEDROOMS	4	1.00
BATHROOMS	3	1.00
FIXTURES	16	1.00
GARAGE CAPACITY	3	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,698		41.58	70,608
A	BAS	L	BASE AREA	1,090	1999	248.38	270,738
A	USF	L	UPPER STORY FIN	1,635	1999	121.50	198,656
+	WDK	N	WOOD DECK	304		29.95	9,106
C	OPA	N	OPEN PORCH	40		114.26	4,570
+	BAS	L	BASE AREA	863	2003	248.38	214,355
E	USF	L	UPPER STORY FIN	912	2003	121.50	110,811
G	BAY	L	BAYWINDOW	14	1999	253.93	3,555
	BSF	N	BSMT SEMI-FIN	480		25.78	12,376
	BMG	O	BSMT GARAGE	3		9,995.70	29,987
	ELV	O	ELEVATOR (MULTI	1		67,012.70	67,013
	FIX	O	XTRA FIXTURES	11		2,986.56	32,852
	GFP	O	GAS FIREPLACE	2		8,975.25	17,951
	WPL	O	WHIRLPOOL	1		8,609.20	8,609

TOTAL RCN	1,051,186

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	$872,500		