Key: 3712

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,764

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DECICCO WENDY B PO BOX 873 SAGAMORE BEACH, MA 02562	19.4-98-0	18 QUEENS BAY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DECICCO WENDY B	05/23/2008	H	1	22934-342
DECICCO KURT J &	07/27/2005	F	100,000	20092-260
LEWANDOWSKI CAROLE		XX		01441-0077

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	%
06063	02/07/2006	3	ALT/RENO	2,000	07/27/2007	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	12,100	4 1.00	100 1.00	100 1.00	235,700	2.64	A 1.00	R03 1.00			172,610

TOTAL	12,110 SF	ZONING	1	FRNT	96

Nbhd	BBAY
Infl1	AVG
N_Index	AVG

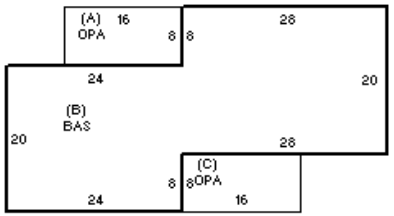
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	172,600	152,800
BUILDING	179,200	158,600
DETACHED	0	0
OTHER	0	0
TOTAL	**351,800**	**311,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 12/31/2002



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/5/2022	SL
LIST	10/5/2022	EST
REVIEW	10/5/2022	SL

YEAR BLT	1950	SIZE ADJ	1.015
NET AREA	1,040	DETAIL ADJ	1.000
$NLA(RCN)	$215	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	3	FOUN. WALL	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
+	OPA	N	OPEN PORCH	256		60.33	15,445
B	BAS	L	BASE AREA	1,040	1950	196.79	204,666
	CPC	O	CAPE CELLAR	1		3,871.00	3,871

TOTAL RCN	223,982

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	uc
ECON	0	
DEPR	20	% GD 80
RCNLD		$179,200