Key: 4772

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 4,886

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SAUNDERS ANN M & DAVID T TR SAUNDERS TRUST 50 NOBLE RD ROCHESTER, MA 02770	23.3-63-0	1 CANAL PL

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SAUNDERS ANN M & DAVID T	02/19/2015	F	1	28689-222
SAUNDERS DAVID &	03/23/1999	A	84,000	12143-123
LATHAM EFFIE		XX		01435-00933

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		10/25/2021		100	100
07344	06/18/2007	3	ALT/RENO	9,500	04/24/2008	TL	100	100
04053	02/04/2004	3	ALT/RENO	2,000	04/05/2005	TL	100	100
01196	04/24/2001	4	DETACH.STRUC	680	01/23/2003	TL	100	100
990503	08/10/1999	3	ALT/RENO	500	07/07/2000	TL	100	100

LAND

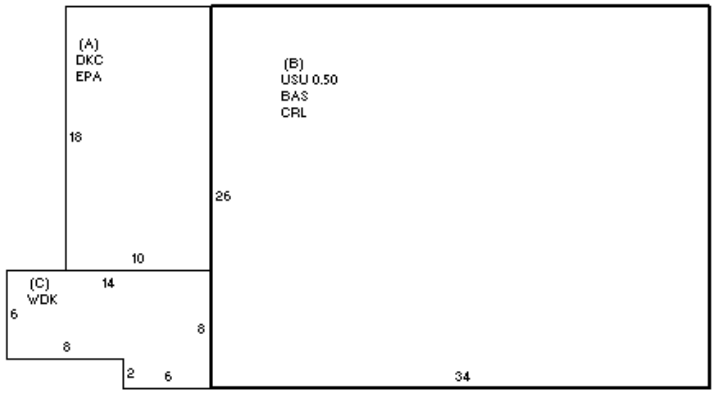
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	6,853	5 1.00	100 1.00	100 1.00	506,755	4.43	A 1.00	CVG 2.15			353,410

TOTAL	6,839 SF	ZONING	1	FRNT	0

Nbhd	TAY PT
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	353,400	312,800
BUILDING	241,400	213,700
DETACHED	0	0
OTHER	0	0
TOTAL	**594,800**	**526,500**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	6 X 12			0.00	

PHOTO 10/25/2021

BLDG COMMENTS

BUILDING

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

MEASURE	10/25/2021	TL
LIST	11/3/2021	VER
REVIEW		

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	884	DETAIL ADJ	1.000
$NLA(RCN)	$325	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	4	1.00
BEDROOMS	2	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	1	PIER	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	EPA	N	ENCLOSED PORCH	180		84.30	15,175
A	DKC	N	DECK-COMPOSITE	180		71.73	12,911
B	CRL	N	BSMT CRAWL	884		23.25	20,551
B	BAS	L	BASE AREA	884	1955	226.54	200,264
B	USU	N	UPPER STORY UNF	442		53.51	23,650
C	WDK	N	WOOD DECK	96		50.27	4,826
	F21	O	FPL 2S 1OP	1		10,063.40	10,063

TOTAL RCN	287,439

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$241,400