

Key: 4881

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.000

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| CURRENT OWNER | | | | | | | | PARCEL ID | | | | LOCATION | | | |
|---|--|--|--|------------|----|-------|----------|------------------|--|--|--|-----------------|---|------------|--------------|
| DOBLE LEO F & C/O MARTINS LEANDRO 75 WHITE CLOVER TRAIL PLYMOUTH, MA 02360 | | | | | | | | 24.0-10-0 | | | | 183 SANDWICH RD | | | |
| | | | | | | | | TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) |
| | | | | | | | | MARTINS LEANDRO | | | | 02/02/2023 | O | 450,000 | 35622-338 |
| DOBLE LEO F & | | | | 11/20/2001 | F | 1 | 14466-50 | | | | | | | | |
| DOBLE LEO F & | | | | 07/10/1957 | QS | 6,000 | 978-96 | | | | | | | | |

| 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 % |
| PL-23-196 | 07/18/2023 | 3 | ALT/RENO | 18,500 | | | 0 0 |
| B-23-31 | 03/16/2023 | 2 | ADDITIONS | 120,000 | 05/31/2023 | TL | 100 0 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|--|--|--|---------|
| 100 | S | 38,870 | 6 | 1.00 | 100 | 1.00 | 100 | 1.00 | 212,130 | 1.02 | A | 1.00 | R04 | 0.90 | | | | | | | 193,150 |

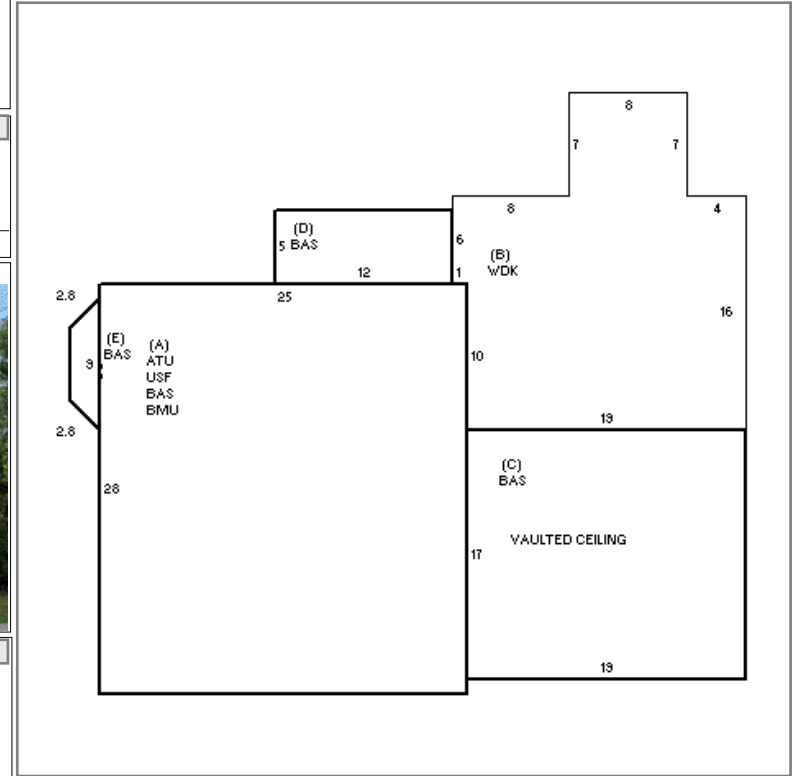
| TOTAL | 38,856 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BOURNE | NOTE | LAND | 193,200 | 189,900 | | | |
| Infl1 | AVG | | BUILDING | 239,700 | 203,000 | | | |
| N_Index | AVG | | DETACHED | 13,200 | 13,100 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 446,100 | 406,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|----------|--------------|-------|-----------|--------|
| IPG | A | 1.00 | 50 0.50 | | 798 | 25.73 | 10,300 |
| GZB | A | 1.00 | 50 0.50 | | 40 | 26.50 | 500 |
| SHF | A | 1.00 | 50 0.50 | 12X16+10 X14 | 332 | 14.76 | 2,400 |
| SHF | A | 1.00 | 50 0.50 | 8 X 8 | | 0.00 | |



| BUILDING | CD | ADJ | DESC | MEASURE | 1/9/2023 | TL |
|----------|----|------|---------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 1/9/2023 | EST |
| STYLE | 7 | 1.00 | CONVENTIONAL [100%] | REVIEW | 7/25/2023 | RP |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1900 | SIZE ADJ | 1.010 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA | 1,797 | DETAIL ADJ | 1.000 | FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 700 | | 47.89 | 33,521 |
| \$NLA(RCN) | \$208 | OVERALL | 1.030 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | USF | L | UPPER STORY FIN | 700 | 1900 | 113.11 | 79,180 |
| | | | | ROOF SHAPE | 2 | HIP | 1.02 | A | ATU | N | ATTIC UNF | 700 | | 43.45 | 30,414 |
| | | | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | WDK | N | WOOD DECK | 366 | | 22.22 | 8,133 |
| | | | | FLOOR COVER | 1 | HARDWOOD | 1.02 | + | BAS | L | BASE AREA | 1,097 | 1900 | 199.70 | 219,074 |
| | | | | INT. FINISH | 3 | WOOD PANEL | 0.98 | | MST | O | MAS/METAL STACK | 1 | | 4,151.80 | 4,152 |
| | | | | HEATING/COOLING | 4 | STEAM | 0.99 | | | | | | | | |
| | | | | FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| | | | | USE | 0 | | 1.00 | | | | | | | | |



| TOTAL RCN | 374,474 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | F |
| KITCHEN | F |
| BATHS | F |
| HEAT | O |
| ELECT | O |
| EFF.YR/AGE | 1983 / 39 |
| COND | 36 36 % |
| FUNC | 0 uc |
| ECON | 0 |
| DEPR | 36 % GD 64 |
| RCNLD | \$239,700 |