

Key: 4986

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.115

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
BRENNAN LISA A 81 SANDWICH RD BOURNE, MA 02532				24.2-4-0				81 SANDWICH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
BRENNAN LISA A				03/02/2015	QS	285,000	28712-231				
AMBROSI FILIPPO ETUX				09/26/2012	F	1	26706-59				
AMBROSI CONSTRUCTION LLC				07/21/2009	O	100,000	23906-59				

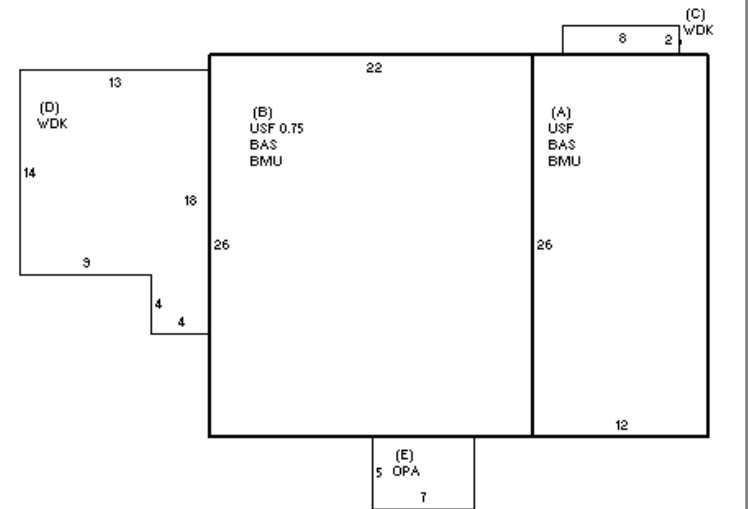
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
191035	11/06/2019	15	INSULATE/WEA	1,240			100	100
15964	10/26/2015	4	DETACH.STRUC	4,461			100	100
09504	10/14/2009	2	ADDITIONS	50,000	10/26/2010	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	13,500	6	1.00	100	1.00	100	1.00	212,130	2.39	A	1.00	R04	0.90			157,330

DETACHED

TOTAL	13,504 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE	LAND	157,300	154,700			
Infl1	AVG		BUILDING	355,500	314,600			
N_Index	AVG		DETACHED	3,400	3,200			
			OTHER	0	0			
			<b>TOTAL</b>	<b>516,200</b>	<b>472,500</b>			



BUILDING

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	E	1.90	10 0.90	10 X 12	2015	120	31.20	3,400



BUILDING	CD	ADJ	DESC	MEASURE	7/7/2017	TL
MODEL	1		RESIDENTIAL	LIST	7/7/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/7/2017	DB
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

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YEAR BLT	1900	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	362,769
NET AREA	1,625	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	884		42.15	37,262		
\$NLA(RCN)	\$223	OVERALL	1.090	EXT COVER	4	VINYL	1.00	A	BAS	L	BASE AREA	312	2009	229.23	71,520		
				ROOF SHAPE	1	GABLE	1.00	A	USF	L	UPPER STORY FIN	312	2009	125.69	39,215		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	572	1900	229.23	131,119		
				FLOOR COVER	1	HARDWOOD	1.02	B	USF	L	UPPER STORY FIN	429	1900	125.69	53,921		
				INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	214		29.94	6,406		
				HEATING/COOLING	2	HOT WATER	1.02	E	OPA	N	OPEN PORCH	35		94.19	3,297		
				FUEL SOURCE	1	OIL	1.00	F21	O	FPL 2S 1OP	1		10,182.70	10,183			
				USE	0		1.00	FIX	O	XTRA FIXTURES	4		2,461.58	9,846			

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

EFF.YR/AGE	2017 / 5
COND	2 2 %
FUNC	0
ECON	0
DEPR	2 % GD 98
RCNLD	\$355,500