

Key: 4987

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.116

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID	LOCATION			
CHASE DUNCAN & DENISE A CHASE		24.2-5-0	85 SANDWICH RD			
85 SANDWICH RD		TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BUZZARDS BAY, MA 02532-3644		CHASE DUNCAN &	10/10/1995	A	150,000	9877-229

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
1010	100	SINGLE FAMILY			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	%
10200	05/24/2022	3	ALT/RENO	10,200	03/16/2023	SL	100
11535	09/19/2011	8	POOL				100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	19,000 6		100 1.00	100 1.00	212,130	1.78	A	1.00	R04 0.90		165,100

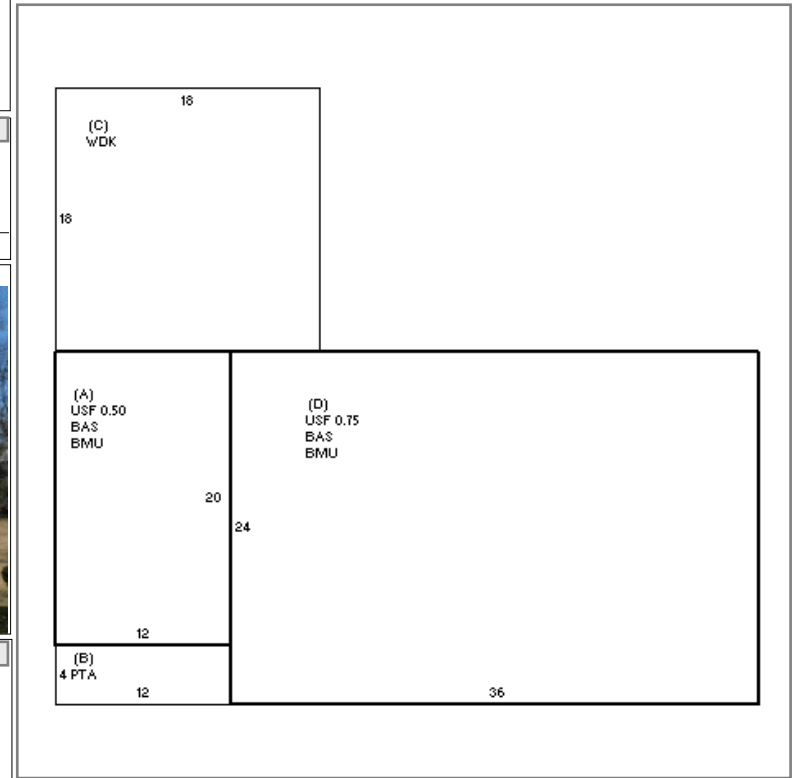
TOTAL	18,992 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	BOURNE	NOTE				LAND	165,100	162,400
Infl1	AVG		LAND	312,400	276,400			
N_Index	AVG		DETACHED	600	0			
			OTHER	0	0			
						TOTAL	478,100	438,800

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00 50 0.50	8 X 10			0.00	
APO	A	1.00 50 0.50				0.00	
PDK	A	1.00 50 0.50	10 X 10		100	12.20	600



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/16/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/16/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/16/2023	SL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1965	SIZE ADJ	1.010
NET AREA	1,872	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.070
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		8	1.00
BEDROOMS		4	1.00
BATHROOMS		2	1.00
FIXTURES		9	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		30	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,104		39.41	43,506
EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,104	1965	207.46	229,033
ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	768	1965	117.51	90,246
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	PTA	N	PATIO	48		16.59	797
FLOOR COVER	3	W/W CARPET	1.00	C	WDK	N	WOOD DECK	324		23.08	7,480
INT. FINISH	3	WOOD PANEL	0.98		BMF	N	BSMT FINISH	336		63.15	21,217
HEATING/COOLING	2	HOT WATER	1.02		F21	O	FPL 2S 1OP	1		9,519.90	9,520
FUEL SOURCE	1	OIL	1.00		FIX	O	XTRA FIXTURES	4		2,301.35	9,205
USE	0		1.00								

TOTAL RCN	411,003
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$312,400