

Key: 5114

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.248

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|----------------|--|--|--|
| OMEARA JOHN G ETUX DEBORAH R OMEARA 46 SANDWICH ROAD BOURNE, MA 02532 | | | | 24.3-33-0 | | | | 46 SANDWICH RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| OMEARA JOHN G ETUX | | | | 12/10/2002 | QS | 375,000 | () | | | | |
| TIBBETTS ROSCOE V & | | | | 08/24/2000 | F | | () | | | | |
| TIBBETTS ROSCOE V ETUX TR | | | | 07/26/1995 | XX | | 9770-343 | | | | |

| CLASS | CLASS% | DESCRIPTION | | | BN ID | BN | CARD |
|--------|------------|-------------------|----------|--------|------------|----|---------|
| 1090 | 100 | MULTIPLE DWELLING | | | | 1 | 1 of 2 |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st % |
| 13302 | 05/09/2013 | 3 | ALT/RENO | 6,300 | 07/18/2013 | TL | 100 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|----------|------|------------|-----------|
| 100 | S | 25,130 6 | | 1.00 100 | 1.00 100 | 212,130 | 1.42 | A | 1.00 R04 | 0.90 | | 173,750 |

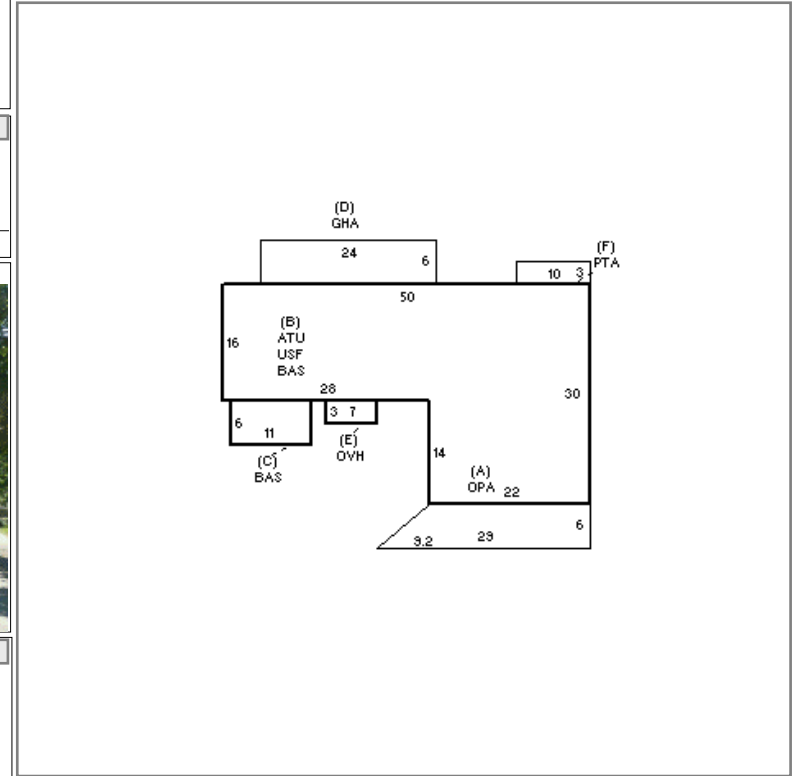
| TOTAL | 25,134 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | BOURNE | NOTE | LAND | 173,800 | 170,900 | | | |
| Infl1 | AVG | | BUILDING | 349,600 | 318,200 | | | |
| N_Index | AVG | | DETACHED | 14,800 | 18,500 | | | |
| | | | OTHER | 68,200 | 60,400 | | | |
| | | | TOTAL | 606,400 | 568,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|---------|--------------|----|-------|-----------|--------|
| SHF | A | 1.00 50 | 0.50 8 X 12 | | | 0.00 | |
| SHF | A | 1.00 50 | 0.50 6 X 8 | | | 0.00 | |
| OPS | A | 1.00 50 | 0.50 15 X 16 | | 240 | 16.80 | 2,000 |
| GFU | A | 1.00 50 | 0.50 24 X 26 | | 624 | 41.10 | 12,800 |



BLDG COMMENTS

| BUILDING | CD | ADJ | DESC | MEASURE | 6/1/2023 | SL |
|----------|----|------|-------------------|---------|------------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 11/14/2023 | SL |
| STYLE | 9 | 1.20 | ANTIQUE [100%] | REVIEW | 11/14/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1886 | SIZE ADJ | 1.005 |
|-----------------|-------|------------|-------|
| NET AREA | 2,303 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$217 | OVERALL | 1.170 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 2.5 | 1.00 | |
| ROOMS | 9 | 1.00 | |
| BEDROOMS | 4 | 1.00 | |
| BATHROOMS | 2 | 1.00 | |
| FIXTURES | 11 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 0 | 1.00 | |
| # OF HALF BATHS | 1 | 1.00 | |
| # OF UNITS | 1 | 1.00 | |

| ELEMENT | CD | DESCRIPTION | ADJ |
|-----------------|----|----------------|------|
| FOUNDATION | 3 | FOUN. WALL | 1.00 |
| EXT COVER | 5 | ASBESTOS | 0.96 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 2 | SOFTWOOD | 1.02 |
| INT. FINISH | 1 | PLASTER | 1.00 |
| HEATING/COOLING | 4 | STEAM | 0.99 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----|-----|---|-----------------|-------|------|-----------|---------|
| A | OPA | N | OPEN PORCH | 153 | | 76.85 | 11,759 |
| + | BAS | L | BASE AREA | 1,174 | 1886 | 225.72 | 264,999 |
| B | USF | L | UPPER STORY FIN | 1,108 | 1886 | 122.25 | 135,454 |
| B | ATU | N | ATTIC UNF | 1,108 | | 46.96 | 52,030 |
| D | GHA | N | ATT GREENHOUSE | 144 | | 41.51 | 5,977 |
| E | OVH | L | OVERHANG | 21 | 1886 | 212.94 | 4,472 |
| F | PTA | N | PATIO | 30 | | 18.07 | 542 |
| CPC | O | | CAPE CELLAR | 1 | | 4,440.00 | 4,440 |
| FIX | O | | XTRA FIXTURES | 6 | | 2,504.17 | 15,025 |
| MST | O | | MAS/METAL STACK | 1 | | 4,692.80 | 4,693 |

| TOTAL RCN | 499,391 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | F |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | O |
| ELECT | O |
| EFF.YR/AGE | 1989 / 33 |
| COND | 30 30 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 30 % GD 70 |
| RCNLD | \$349,600 |

Key: 5114

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.249

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | | | PARCEL ID | | | LOCATION | | |
|--|--|--|--|--|--|-----------|---|------------|----------------|--|--|
| OMEARA JOHN G ETUX DEBORAH R OMEARA 46 SANDWICH ROAD BOURNE, MA 02532 | | | | | | 24.3-33-0 | | | 46 SANDWICH RD | | |
| TRANSFER HISTORY | | | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | |

| CLASS | CLASS% | DESCRIPTION | | | | BN ID | BN | CARD | |
|--------|--------|-------------------|------|--------|------|-------|-----|--------|--|
| 1090 | 100 | MULTIPLE DWELLING | | | | | 2 | 2 of 2 | |
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % | |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|
|----|---|----------|------|-------|---------|----------|-----|------|-----|----|------------|-----------|

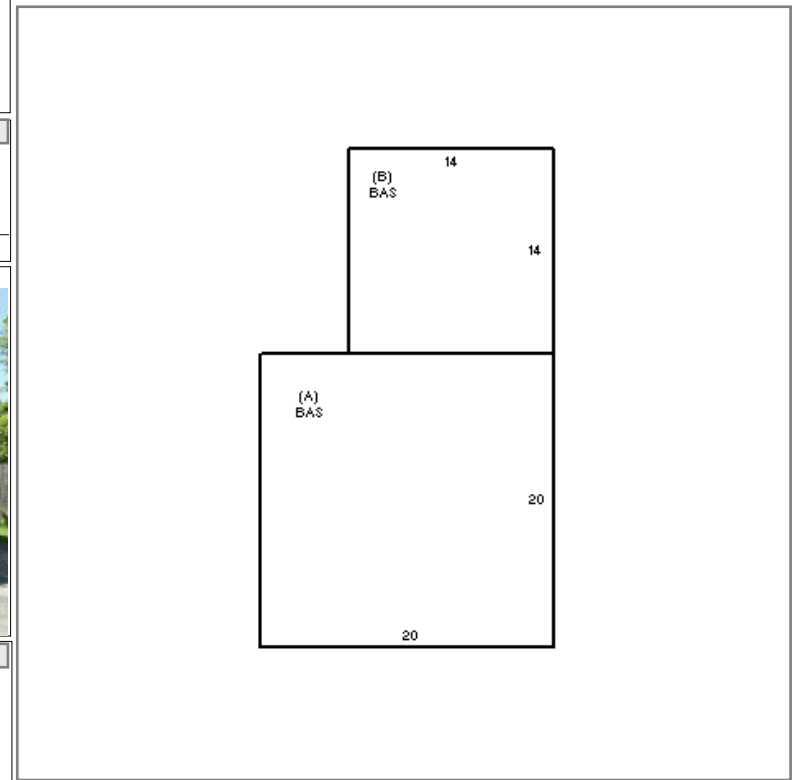
| TOTAL | ZONING | FRNT | ASSESSED | CURRENT | PREVIOUS |
|---------|--------|------|----------|---------|----------|
| Nbhd | NOTE | | LAND | 68,200 | |
| Infl1 | | | BUILDING | | |
| N_Index | | | DETACHED | | |
| | | | OTHER | | |
| | | | TOTAL | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|----|------|------|----------|----|-------|-----------|-------|
|----|------|------|----------|----|-------|-----------|-------|



| BUILDING | CD | ADJ | DESC | MEASURE | 6/1/2023 | SL |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 7/18/2013 | VER |
| STYLE | 6 | 0.70 | COTTAGE [100%] | REVIEW | 6/1/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

| YEAR BLT | 1956 | SIZE ADJ | 1.020 | ELEMENT | CD | DESCRIPTION | ADJ | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|-------|------------|-------|-----------------|------------|----------------|-------|------|-----|---|-------------|-------|------|-----------|--------|
| NET AREA | 596 | DETAIL ADJ | 1.000 | FOUNDATION | 3 | FOUN. WALL | 1.00 | + | BAS | L | BASE AREA | 596 | 1956 | 150.61 | 89,762 |
| \$NLA(RCN) | \$151 | OVERALL | 0.680 | EXT COVER | 1 | WOOD SHINGLE | 1.02 | | | | | | | | |
| CAPACITY | | | UNITS | ADJ | ROOF SHAPE | 1 | GABLE | 1.00 | | | | | | | |
| STORIES | 1 | 1.00 | | ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | | | | | | | | |
| ROOMS | 2 | 1.00 | | FLOOR COVER | 5 | VINYL | 1.00 | | | | | | | | |
| BEDROOMS | 1 | 1.00 | | INT. FINISH | 3 | WOOD PANEL | 0.98 | | | | | | | | |
| BATHROOMS | 1 | 1.00 | | HEATING/COOLING | 7 | FL/WALL UNIT | 0.98 | | | | | | | | |
| FIXTURES | 5 | 1.00 | | FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| GARAGE CAPACITY | 0 | 1.00 | | USE | 0 | | 1.00 | | | | | | | | |
| % BSMT FINISH | 0 | 1.00 | | | | | | | | | | | | | |
| # OF HALF BATHS | 0 | 1.00 | | | | | | | | | | | | | |
| # OF UNITS | 1 | 1.00 | | | | | | | | | | | | | |



| TOTAL RCN | 89,762 | |
|----------------|-----------|---------|
| 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 | \$68,200 | |