Key: 5189

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5,325

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
BOYD G MICHAEL ET UX MAUREEN BOYD 18 SANDY LANE BOURNE, MA 02532-3914	24.4-18-0	18 SANDY LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
BOYD G MICHAEL ET UX	11/23/1998	QS	128,500	11861-197

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	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,381	6 1.00	100 1.00	100 1.00	235,700	1.41	A 1.00	R06 1.00			193,450

TOTAL	25,395 SF	ZONING	1	FRNT	0

Nbhd	BOURNE
Infl1	AVG
N_Index	AVG

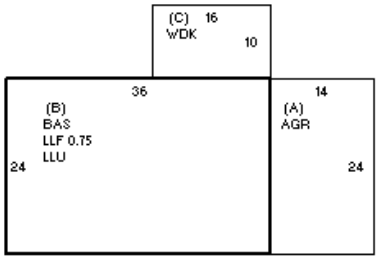
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	193,500	171,200
BUILDING	240,100	212,700
DETACHED	0	0
OTHER	0	0
TOTAL	**433,600**	**383,900**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 06/09/2023



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	6/9/2023	SL
LIST	6/9/2023	EST
REVIEW	6/9/2023	SL

YEAR BLT	1984	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
$NLA(RCN)	$194	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	75	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	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	35	W/W-VINYL	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	336		73.32	24,634
B	LLU	N	LOWER LEVEL UNF	864		33.65	29,077
B	LLF	L	LOWER LEVEL FIN	648	1984	64.82	42,000
B	BAS	L	BASE AREA	864	1984	208.30	179,970
C	WDK	N	WOOD DECK	160		36.74	5,878
	FIX	O	XTRA FIXTURES	5		2,236.94	11,185

TOTAL RCN	292,744

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

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD		$240,100