

Key: 5192

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.328

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER | | PARCEL ID | LOCATION | | | |
|--|--|-----------|-------------|------------|--------------|--|
| RAYMOND RICHARD R & LOUISE N RAYMOND 12 SANDY LANE BOURNE, MA 02532-3914 | | 24.4-21-0 | 12 SANDY LN | | | |
| TRANSFER HISTORY | | DOS | T | SALE PRICE | BK-PG (Cert) | |
| RAYMOND RICHARD R & | | | XX | | 04230-00011 | |

| 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 | % |
| 15244 | 04/21/2015 | 4 | DETACH.STRUC | 2,565 | 05/06/2015 | | 100 | 100 |

| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|-----|---|----------|------|----------|----------|----------|------|------|------|----------|------------|-----------|
| 100 | S | 20,000 6 | | 100 1.00 | 100 1.00 | 235,700 | 1.71 | A | 1.00 | R06 1.00 | | 185,010 |

| | | | | | | | | |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| TOTAL | 19,994 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
| Nbhd | BOURNE | NOTE | LAND | 185,000 | 163,700 | | | |
| Infl1 | AVG | | BUILDING | 211,800 | 188,100 | | | |
| N_Index | AVG | | DETACHED | 800 | 1,200 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 397,600 | 353,000 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|-----------------|----|-------|-----------|-------|
| SHM | A | 1.00 | 50 0.50 10 X 14 | | 140 | 11.73 | 800 |
| SHF | G | 1.20 | 10 0.90 8 X 10 | | | 0.00 | |



{A} 10
WDK
10

{B} BAS
LLF
LLU
24
36

| BUILDING | CD | ADJ | DESC | MEASURE | 6/9/2023 | SL |
|----------|----|------|---------------------|---------|----------|-----|
| MODEL | 1 | | RESIDENTIAL | LIST | 6/9/2023 | EST |
| STYLE | 2 | 1.00 | RAISED RANCH [100%] | REVIEW | 6/9/2023 | SL |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |

BLDG COMMENTS

| YEAR BLT | 1984 | SIZE ADJ | 1.010 |
|-----------------|-------|------------|-------|
| NET AREA | 1,728 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$157 | OVERALL | 1.040 |
| CAPACITY | | UNITS | ADJ |
| STORIES | 1 | 1.00 | |
| ROOMS | 5 | 1.00 | |
| BEDROOMS | 2 | 1.00 | |
| BATHROOMS | 1 | 1.00 | |
| FIXTURES | 5 | 1.00 | |
| GARAGE CAPACITY | 0 | 1.00 | |
| % BSMT FINISH | 100 | 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 | A | WDK | N | WOOD DECK | 100 | | 46.22 | 4,622 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | B | LLU | N | LOWER LEVEL UNF | 864 | | 33.65 | 29,077 |
| ROOF SHAPE | 1 | GABLE | 1.00 | B | LLF | L | LOWER LEVEL FIN | 864 | 1984 | 57.27 | 49,484 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | BAS | L | BASE AREA | 864 | 1984 | 208.30 | 179,970 |
| FLOOR COVER | 35 | WW-VINYL | 1.00 | F11 | O | | FPL 1S 10P | 1 | | 8,422.10 | 8,422 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | | | | | | | |
| HEATING/COOLING | 2 | HOT WATER | 1.02 | | | | | | | | |
| FUEL SOURCE | 1 | OIL | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 271,576 |
|----------------|------------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | A |
| HEAT | A |
| ELECT | A |
| EFF.YR/AGE | 1997 / 25 |
| COND | 22 22 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 22 % GD 78 |
| RCNLD | \$211,800 |