Key: 532

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 530

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ANGELO RONALD E & BARBARA ANGELO 57 SAMOSET RD SAGAMORE BEACH, MA 02562	4.1-135-0	57 SAMOSET RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ANGELO RONALD E & ANGELO RONALD E &	10/19/2021	F XX	100	34583-227 03448-0189

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

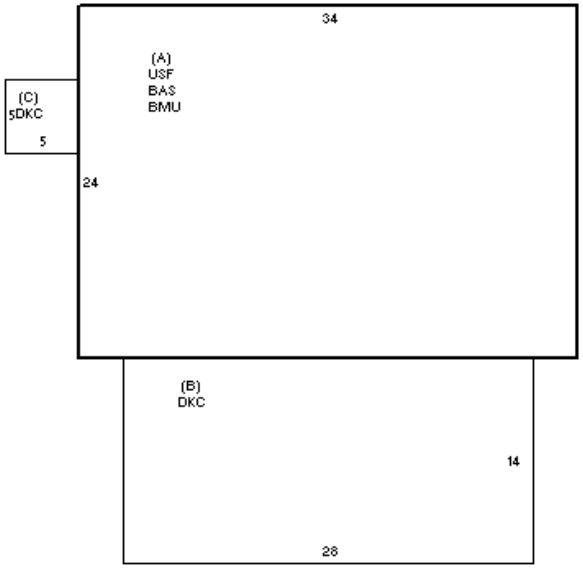
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-20-205	08/19/2020	9	DECK	18,000	10/24/2022	SL	100	100
18060	01/29/2018	3	ALT/RENO	10,133	05/22/2018		100	100
		12	CYCLICAL		12/11/2017	BC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	9,180	1 1.00	100 1.00	100 1.00	848,520	3.38	A 1.00	BVG 3.60			604,910

TOTAL	9,191 SF	ZONING	1	FRNT	95
Nbhd	N SAG	NOTE	Also frontage on Forrest Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	604,900	535,400
BUILDING	269,900	236,200
DETACHED	0	0
OTHER	0	0
TOTAL	**874,800**	**771,600**



DETACHED

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

PHOTO 10/24/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	10/24/2022	SL
LIST	10/24/2022	EST
REVIEW	10/24/2022	SL

YEAR BLT	1983	SIZE ADJ	1.010
NET AREA	1,632	DETAIL ADJ	1.000
$NLA(RCN)	$207	OVERALL	1.050

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	3	GAMBREL	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	816		38.67	31,555
A	BAS	L	BASE AREA	816	1983	210.30	171,606
A	USF	L	UPPER STORY FIN	816	1983	114.16	93,158
+	DKC	N	DECK-COMPOSITE	417		66.59	27,767
	FIX	O	XTRA FIXTURES	4		2,258.33	9,033
	MST	O	MAS/METAL STACK	1		4,232.50	4,233

TOTAL RCN	337,352

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

EFF.YR/AGE	1999 / 23	
COND	20	20 %
FUNC	0	
ECON	0	
DEPR	20	% GD 80
RCNLD		$269,900