Key: **547**

# Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 546

## LEGAL

| CURRENT OWNER | PARCEL ID | LOCATION |
|---|---|---|
| **BONITO LISA M TRS**<br>**LISA BONITO TRUST**<br>**PO BOX 1514**<br>**SAGAMORE BEACH, MA 02562** | **4.1-150-0** | **20 SAGAMORE RD** |

| TRANSFER HISTORY | DOS | T | SALE PRICE | BK-PG (Cert) |
|---|---|---|---|---|
| BONITO LISA M TRS | 05/19/2016 | F | 10 | 29660-179 |
| BONITO LISA M | 03/14/2016 | F | 1 | 29508-121 |
| BONITO MICHAEL C & | 01/15/2999 | O | 465,000 | 11996-72 |

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

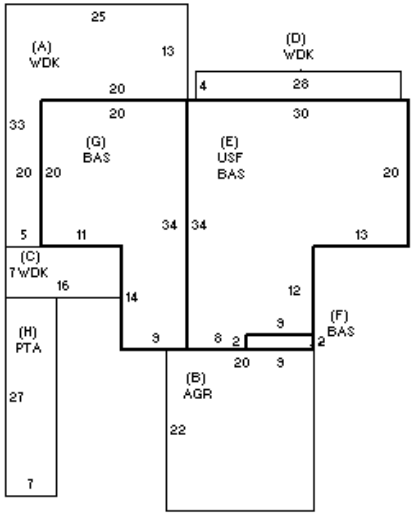
| PMT NO | PMT DT | TY | DESC | AMOUNT | INSP | BY | 1st | % |
|---|---|---|---|---|---|---|---|---|
| | | 12 | CYCLICAL | | 11/30/2017 | BC | 100 | 100 |
| 17855 | 10/18/2017 | 15 | INSULATE/WEA | 3,877 | | | 100 | 100 |
| 02318 | 05/21/2002 | 6 | FENCE | 3,000 | 03/10/2003 | TL | 100 | 100 |
| 200678 | 10/26/2000 | 2 | ADDITIONS | 130,000 | 05/14/2002 | TL | 100 | 100 |
| 950142 | 03/31/1995 | 3 | ALT/RENO | 70,000 | 11/28/1995 | JC | 100 | 100 |

## LAND

| CD | T | AC/SF/UN | Nbhd | Infl1 | N_Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 100 | S | 12,245 | 1 1.00 | 100 1.00 | 100 1.00 | 1,555,620 | 2.61 | A 1.00 | BSP 6.60 | | | 1,140,730 |

| TOTAL | 12,240 SF | ZONING | 1 | FRNT | 150 |
|---|---|---|---|---|---|
| Nbhd | N SAG | NOTE | | | |
| Infl1 | AVG | | | | |
| N_Index | AVG | | | | |

| ASSESSED | CURRENT | PREVIOUS |
|---|---|---|
| LAND | 1,140,700 | 1,009,600 |
| BUILDING | 406,700 | 360,000 |
| DETACHED | 0 | 0 |
| OTHER | 0 | 0 |
| TOTAL | **1,547,400** | **1,369,600** |




## DETACHED

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

PHOTO 11/30/2017

BLDG COMMENTS

## BUILDING

| BUILDING | CD | ADJ | DESC |
|---|---|---|---|
| MODEL | 1 | | RESIDENTIAL |
| STYLE | 8 | 1.10 | CONTEMPORARY [100%] |
| QUALITY | G | 1.10 | GOOD [100%] |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] |

| MEASURE | 1/7/2022 | NMP |
|---|---|---|
| LIST | 11/30/2017 | EST |
| REVIEW | 10/31/2018 | DB |

| YEAR BLT | 1954 | SIZE ADJ | 1.005 |
|---|---|---|---|
| NET AREA | 2,184 | DETAIL ADJ | 1.000 |
| $NLA(RCN) | $245 | OVERALL | 1.170 |

| CAPACITY | UNITS | ADJ |
|---|---|---|
| STORIES | 2 | 1.00 |
| ROOMS | 7 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 2 | 1.00 |
| FIXTURES | 11 | 1.00 |
| GARAGE CAPACITY | 2 | 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 | 1 | WOOD SHINGLE | 1.02 |
| ROOF SHAPE | 1 | GABLE | 1.00 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 |
| FLOOR COVER | 6 | TILE | 1.02 |
| INT. FINISH | 2 | DRYWALL | 1.00 |
| HEATING/COOLING | 9 | WARM-COOL AIR | 1.03 |
| FUEL SOURCE | 1 | OIL | 1.00 |
| USE | 0 | | 1.00 |

| S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|---|---|---|---|---|---|---|---|
| + | WDK | N | WOOD DECK | 649 | | 27.63 | 17,931 |
| B | AGR | N | ATT GARAGE | 440 | | 79.94 | 35,174 |
| + | BAS | L | BASE AREA | 1,364 | 1954 | 243.14 | 331,646 |
| E | USF | L | UPPER STORY FIN | 820 | 1954 | 139.24 | 114,175 |
| H | PTA | N | PATIO | 189 | | 18.25 | 3,450 |
| | CPC | O | CAPE CELLAR | 1 | | 4,884.00 | 4,884 |
| | F21 | O | FPL 2S 1OP | 1 | | 11,393.90 | 11,394 |
| | FIX | O | XTRA FIXTURES | 6 | | 2,754.58 | 16,528 |

| TOTAL RCN | 535,181 |
|---|---|

| 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 | | $406,700 |