Key: **548**

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 547

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MORGAN GRAHAM S & **LYNNE P MORGAN** **35 OPAL CIR** **FRANKLIN, MA 02038**	**4.1-151-0**	**16 SAGAMORE RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MORGAN GRAHAM S &	08/13/1996	QS	365,000	10342-178

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

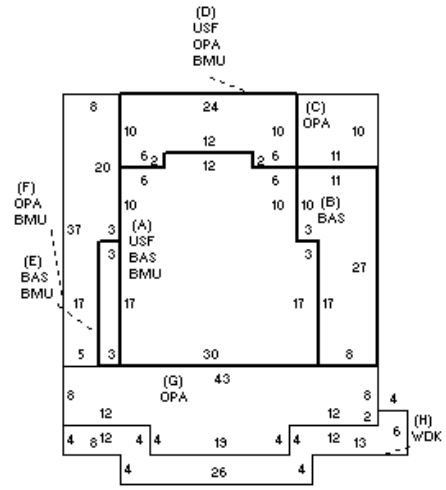
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18731	08/27/2018	3	ALT/RENO	3,937	09/20/2018		100	100
18274	04/11/2018	3	ALT/RENO	3,500			100	100
09216	05/28/2009	3	ALT/RENO		09/24/2010	TL	100	100
09205	05/27/2009	3	ALT/RENO	20,500	09/24/2010	TL	100	100
200124	03/14/2000	3	ALT/RENO	20,000	09/27/2001	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	12,998	1 1.00	100 1.00	100 1.00	1,555,620	2.47	A 1.00	BSP 6.60			1,148,540

TOTAL	12,981 SF	ZONING	1	FRNT	80
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,148,500	1,016,500
BUILDING	389,100	344,300
DETACHED	0	0
OTHER	0	0
TOTAL	**1,537,600**	**1,360,800**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 09/14/2009

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	7	1.00	CONVENTIONAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/10/2022	NMP
LIST	9/24/2010	TL
REVIEW	9/20/2018	TL

YEAR BLT	1910	SIZE ADJ	1.005
NET AREA	2,061	DETAIL ADJ	1.000
$NLA(RCN)	$225	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	13	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,286		33.39	42,940
+	USF	L	UPPER STORY FIN	990	1910	112.52	111,391
+	BAS	L	BASE AREA	1,071	1910	200.64	214,889
+	OPA	N	OPEN PORCH	991		61.51	60,959
H	WDK	N	WOOD DECK	224		27.07	6,063
	F21	O	FPL 2S 1OP	1		9,207.20	9,207
	FIX	O	XTRA FIXTURES	8		2,225.89	17,807

TOTAL RCN	463,257

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

EFF.YR/AGE	2003 / 19	
COND	16	16 %
FUNC	0	
ECON	0	
DEPR	16	% GD 84
RCNLD		$389,100