Key: 549

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 548

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
TWIN TREES LLC 115 WARREN AVE BOSTON, MA 02116	4.1-152-0	12 SAGAMORE RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
TWIN TREES LLC	10/27/2020	F	1	33403-145
MOORE CHARLES F MD ETUX	09/22/2015	QS	902,000	29152-264
LANE ROBERT L TRS &	12/31/1998	F	100	11958-139

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	%
		2	ADDITIONS		11/30/2017	BC	100	100
17099	02/08/2017	3	ALT/RENO	25,000	04/04/2018		100	100
151122	12/04/2015	15	INSULATE/WEA	7,900	03/22/2016		100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,350	1 1.00	100 1.00	100 1.00	1,555,620	2.27	A 1.00	BSP 6.60			1,162,540

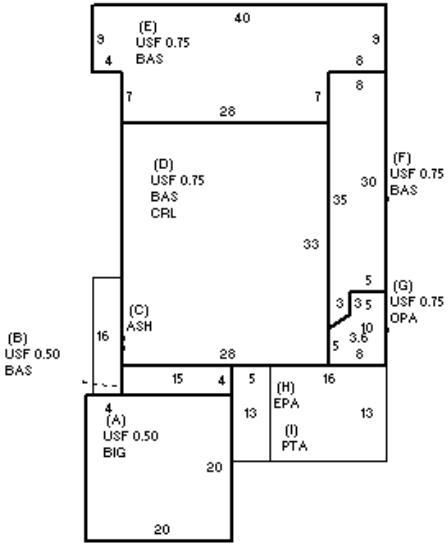
TOTAL	14,331 SF	ZONING	1	FRNT	80
Nbhd	N SAG	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	1,162,500	1,028,900
BUILDING	585,800	518,400
DETACHED	0	0
OTHER	0	0
TOTAL	**1,748,300**	**1,547,300**

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	4	1.05	CAPE [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

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

YEAR BLT	1925	SIZE ADJ	0.995
NET AREA	3,372	DETAIL ADJ	1.000
$NLA(RCN)	$197	OVERALL	1.120

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	8	1.00
BEDROOMS	4	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	2	SOFTWOOD	1.02
INT. FINISH	1	PLASTER	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	BIG	N	BUILT-IN GARAGE	400		103.61	41,442
+	USF	L	UPPER STORY FIN	1,580	1925	121.65	192,214
+	BAS	L	BASE AREA	1,236	1925	207.25	256,157
C	ASH	N	ATT SHED	64		27.92	1,787
D	CRL	N	BSMT CRAWL	924		23.81	22,002
E	BAS	L	BASE AREA	556	2017	207.25	115,229
G	OPA	N	OPEN PORCH	68		89.67	6,098
H	EPA	N	ENCLOSED PORCH	65		118.63	7,711
I	PTA	N	PATIO	208		15.91	3,309
	CPC	O	CAPE CELLAR	1		4,418.40	4,418
	F21	O	FPL 2S 1OP	1		10,307.60	10,308
	FIX	O	XTRA FIXTURES	2		2,491.75	4,984

TOTAL RCN	665,658

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$585,800