

Key: 5670

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.809

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SUNDMAN RALPH TR JOSEPHINE SUNDMAN REALTY TRUST P O BOX 372 MONUMENT BEACH, MA 02553-0539				26.4-29-0				312 SHORE RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SUNDMAN RALPH TR JOSEPHIN				10/18/2004	F	50,000	19145-69				
SUNDMAN RALPH W &				02/03/1994	F	1 9493-049					

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 %
911098	11/26/2019	6	FENCE				100 100
17135	02/28/2017	4	DETACH.STRUC	250	05/03/2018	BC	100 100
12210	04/03/2012	6	FENCE	125	05/07/2012	TL	100 100
11315	06/16/2011	3	ALT/RENO	2,000	04/03/2012	TL	100 100
09311	07/14/2009	4	DETACH.STRUC	250	04/03/2012	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,800 9		1.00 100	1.00 100	271,055	2.09	A	1.00	BAV	1.15	205,180

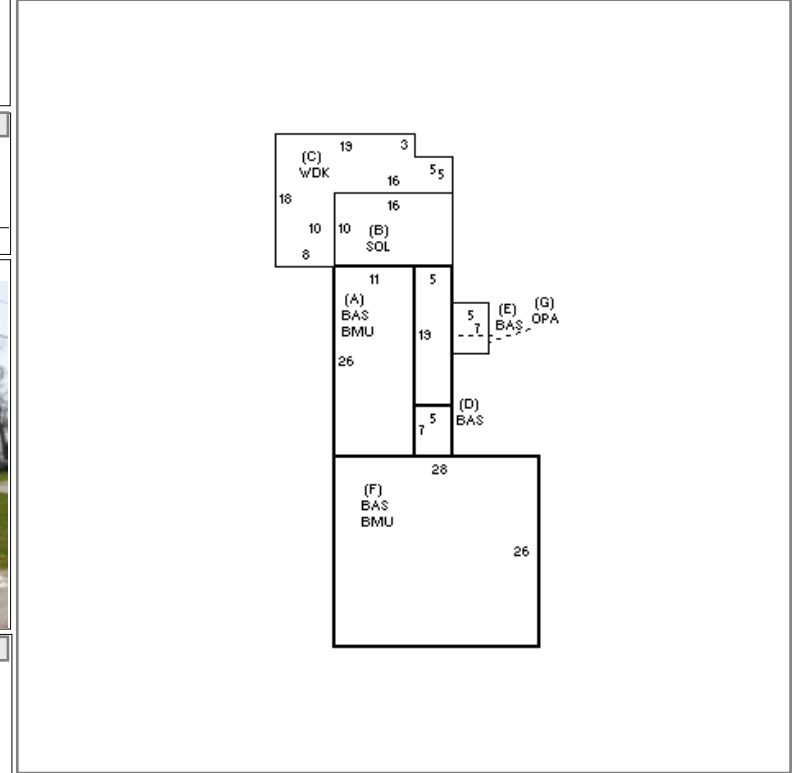
TOTAL	15,812 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE shf attached to garage	LAND	205,200	181,600			
Infl1	AVG		BUILDING	226,800	200,700			
N_Index	AVG		DETACHED	20,900	19,900			
			OTHER	0	0			
			TOTAL	452,900	402,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00 A	0.75 24 X 30		720	34.27	18,500
SHF	A	1.00 10	0.90 10X 7+11X9		169	15.95	2,400
SHF	A	1.00 10	0.90 7X7+7X7			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	5/3/2018	BC
MODEL	1		RESIDENTIAL	LIST	5/3/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	7/20/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1949	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	287,073
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,014		36.64	37,154	CONDITION ELEM	CD
\$NLA(RCN)	\$251	OVERALL	0.990	EXT COVER	15	VINYL SHINGLE	1.02	+	BAS	L	BASE AREA	1,014	1949	192.90	195,598	EXTERIOR	G
				ROOF SHAPE	1	GABLE	1.00	B	SOL	N	SOLARIUM	160		96.31	15,409	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	257		26.02	6,688	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	130	2005	192.90	25,077	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	G	OPA	N	OPEN PORCH	35		81.88	2,866	HEAT	A
				HEATING/COOLING	1	FORCED AIR	1.00	FIX	O	O	XTRA FIXTURES	2		2,139.85	4,280	ELECT	A
				FUEL SOURCE	2	GAS	1.00										
				USE	0		1.00										



EFF.YR/AGE	1998 / 24
COND	21 21 %
FUNC	0
ECON	0
DEPR	21 % GD 79
RCNLD	\$226,800