

Key: 5795

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 5.939

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER										PARCEL ID			LOCATION			
SAMMS BOPHA TRS SAMMS FAMILY TRUST PO BOX 226 SAGAMORE, MA 02561										27.0-68-8			12 GREAT ROCK RD			
TRANSFER HISTORY										DOS	T	SALE PRICE	BK-PG (Cert)			
SAMMS BOPHA										05/28/2010	N	237,000	24584-23			
MARCHI JOSEPH ETUX										01/06/2004	QS	304,500	18097-299			
BARON JACK R										10/23/1996	QS	121,000	10448-147			

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	%
18697	08/20/2018	15	INSULATE/WEA	3,700			100	100
18435	05/21/2018	15	INSULATE/WEA	4,631			100	100
960285	06/26/1996	1	NEW CONSTRUC	70,000	01/02/1997	JC	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	6	1.00	100	1.00	100	1.00	212,130	1.00	A	1.00	R04	0.90	194,750
300	A	0.026	6	1.00	100	1.00	100	1.00	14,670	1.00	A	1.00	R04	0.90	380

TOTAL	41,121 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
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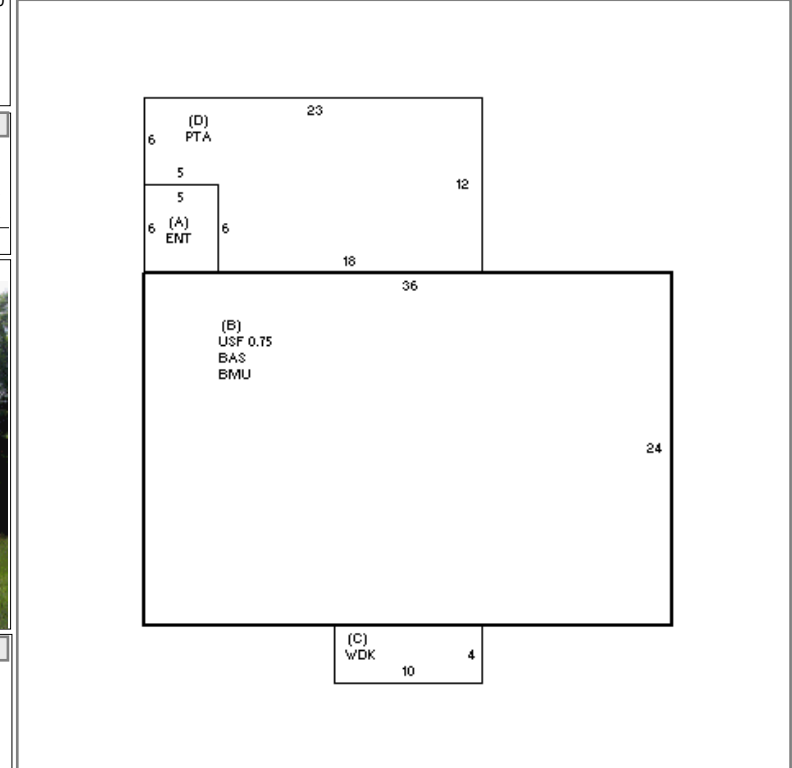
Nbhd	BOURNE	NOTE	LAND	195,100	191,900
Infl1	AVG		BUILDING	266,300	238,600
N_Index	AVG		DETACHED	0	0
			OTHER	0	0
			TOTAL	461,400	430,500

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/5/2017	TL
MODEL	1		RESIDENTIAL	LIST	4/5/2017	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	4/5/2017	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1996	SIZE ADJ	1.010
NET AREA	1,512	DETAIL ADJ	1.000
\$NLA(RCN)	\$220	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	8	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	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	ENT	N	ENCLOSED ENTRY	30		94.77	2,843
EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	864		40.88	35,321
ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	864	1996	222.32	192,084
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	USF	L	UPPER STORY FIN	648	1996	121.90	78,992
FLOOR COVER	6	TILE	1.02	C	WDK	N	WOOD DECK	40		71.05	2,842
INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	246		15.24	3,750
HEATING/COOLING	2	HOT WATER	1.02	F21	O	FPL 2S 1OP		1		9,875.80	9,876
FUEL SOURCE	1	OIL	1.00	FIX	O	XTRA FIXTURES		3		2,387.57	7,163
USE	0		1.00								

TOTAL RCN	332,870
CONDITION ELEM	CD
EXTERIOR	A
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	\$266,300