Key: 689

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 689

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
AULD RUTH A TRS C/O AULD RUTH A 145 STANDISH RD SAGAMORE BEACH, MA 02562	4.3-97-0	145 STANDISH RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
AULD RUTH A	10/31/2023	F	1	36062-82
AULD RUTH A TRS	06/14/2005	F	1	19932-296
AULD EDWARD R &		XX		01151-0100

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	%
00000	01/02/2019	2	ADDITIONS		01/03/2019	BC	100	100
910364	08/14/1991	3	ALT/RENO	5,000	03/01/1992	HS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,010	1 1.00	100 1.00	100 1.00	388,905	1.87	A 1.00	BAV 1.65			300,110

TOTAL	17,990 SF	ZONING	1	FRNT	105

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

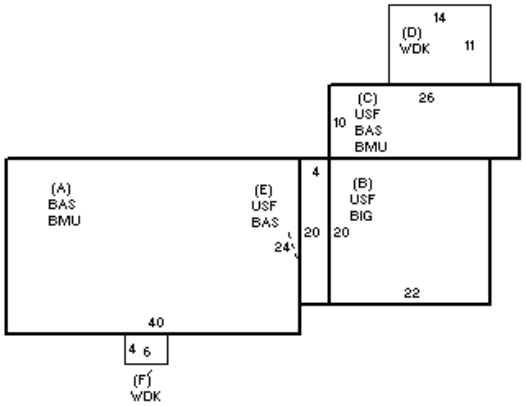
NOTE: Also considerable frontage on Carver Rd

ASSESSED	CURRENT	PREVIOUS
LAND	300,100	265,600
BUILDING	380,600	336,800
DETACHED	0	0
OTHER	0	0
TOTAL	**680,700**	**602,400**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 02/05/2018



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/13/2022	NMP
LIST	2/5/2018	EST
REVIEW	2/7/2019	TL

YEAR BLT	1948	SIZE ADJ	1.005
NET AREA	2,080	DETAIL ADJ	1.000
$NLA(RCN)	$210	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	2	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	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	1,220		31.79	38,778
B	BIG	N	BUILT-IN GARAGE	440		78.01	34,324
+	USF	L	UPPER STORY FIN	700	1991	108.18	75,729
+	WDK	N	WOOD DECK	178		34.80	6,195
+	BAS	L	BASE AREA	1,300	1948	187.03	243,142
E	USF	L	UPPER STORY FIN	80	1948	108.19	8,655
	BMF	N	BSMT FINISH	280		58.14	16,278
	F11	O	FPL 1S 1OP	1		7,977.50	7,978
	FIX	O	XTRA FIXTURES	3		2,118.90	6,357

TOTAL RCN	437,435

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

EFF.YR/AGE	2006 / 16	
COND	13	13 %
FUNC	0	
ECON	0	
DEPR	13	% GD 87
RCNLD		$380,600