

Key: 74

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 72

LEGAL

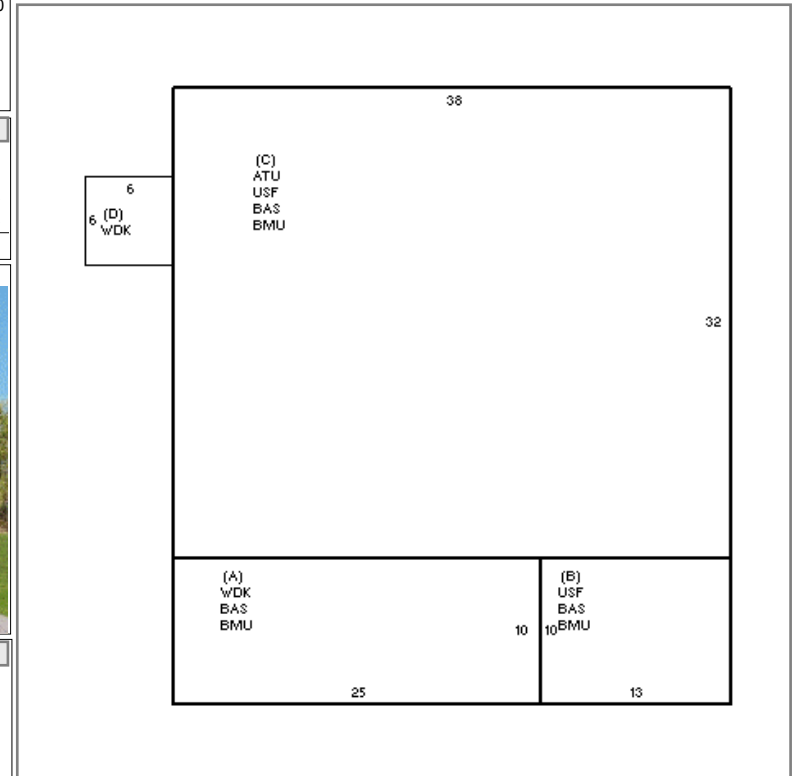
CURRENT OWNER		PARCEL ID		LOCATION	
LADESTRO JEFFREY P C/O MCGRAIL JOSEPH A JR & 21 SHEPPARD RD SAGAMORE BEACH, MA 02562		1.4-58-0		21 SHEPPARD RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
MCGRAIL JOSEPH A JR & LADESTRO JEFFREY P		06/29/2023	QS	950,000	35867-158
DALY SUSAN TR OF THE		08/25/2017	QS	252,500	30722-343
		02/17/1993	XX	8447-239	

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 %
191093	11/22/2019	14	SOLAR	36,276			100 100
18666B	10/25/2019	1	NEW CONSTRUC	471,404	04/03/2020	TL	100 100
18666	08/10/2018	1	NEW CONSTRUC	471,404	04/19/2019	RP	100 100
		12	CYCLICAL		08/21/2017	BC	100 100


LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	15,000	1	1.00	100	1.00	100	1.00	388,905	2.18	A	1.00	BAV	1.65	292,320
300	A	0.736	1	1.00	100	1.00	100	1.00	26,895	1.00	A	1.00	BAV	1.65	19,790

TOTAL	14,985 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N	Map 1.4 Parcels 28, 28.1, 28.2 & 28.3=open space ..			LAND	312,100	276,200
Infl1	AVG	O	8/2017; adj lpi r04 to bav as limited waterview exists (see			BUILDING	691,300	596,400
N_Index	AVG	T	land sales of 19 & 23 sheppard)			DETACHED	0	0
		E				OTHER	0	0
						TOTAL	1,003,400	872,600



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	06/07/2023
									

BUILDING	CD	ADJ	DESC	MEASURE	6/6/2023	TL
MODEL	1		RESIDENTIAL	LIST	4/3/2020	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	6/6/2023	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BUILDING

YEAR BLT	2019	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	691,322
NET AREA	2,942	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,596		36.90	58,890	CONDITION ELEM	CD
\$NLA(RCN)	\$235	OVERALL	1.050	EXT COVER	4	VINYL	1.00	+	BAS	L	BASE AREA	1,596	2019	211.89	338,176	EXTERIOR	A
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,346	2019	120.08	161,632	INTERIOR	A
				ROOF COVER	1	ASP/COMP SHIN	1.00	C	ATU	N	ATTIC UNF	1,216		46.13	56,089	KITCHEN	A
				FLOOR COVER	1	HARDWOOD	1.02	+	WDK	N	WOOD DECK	286		29.91	8,555	BATHS	A
				INT. FINISH	1	PLASTER	1.00		BGF	N	BSMT GOOD FINIS	200		86.77	17,354	HEAT	A
				HEATING/COOLING	9	WARM-COOL AIR	1.03		BMG	O	BSMT GARAGE	2		8,232.85	16,466	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	8		2,459.71	19,678		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		7,392.00	7,392		
									WPL	O	WHIRLPOOL	1		7,090.50	7,091		

EFF.YR/AGE	2021 / 1
COND	1 1 %
FUNC	0
ECON	0
DEPR	0 % GD 100
RCNLD	\$691,300