

Key: 76

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 74

LEGAL

CURRENT OWNER										PARCEL ID				LOCATION			
HARPER DOUGLAS J & CATHERINE A 28 SHEPPARD RD SAGAMORE BEACH, MA 02562										1.4-60-0				28 SHEPPARD RD			
TRANSFER HISTORY										DOS		T		SALE PRICE		BK-PG (Certs)	
HARPER DOUGLAS J & CATHER										07/06/2004		QS		785,000		18795-195	
PARKES R EDWARD ETUX										12/23/2002		QS		670,000		16134-257	
SIMPSON JOAN T TR										05/02/2002		F		1		15117-90	
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	0.726	1	1.00	100	1.00	100	1.00	26,895	1.00	OS	1.00	BAV	1.65	19,530		

LAND

TOTAL	14,985 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	N O T E	Map 1.4 Parcels 28, 28.1, 28.2 & 28.3=open space-row to sandy beach & spectacular views			LAND	311,900	276,000
Infl1	AVG		BUILDING	636,900	569,900			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	948,800	845,900			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	10/23/2017
									

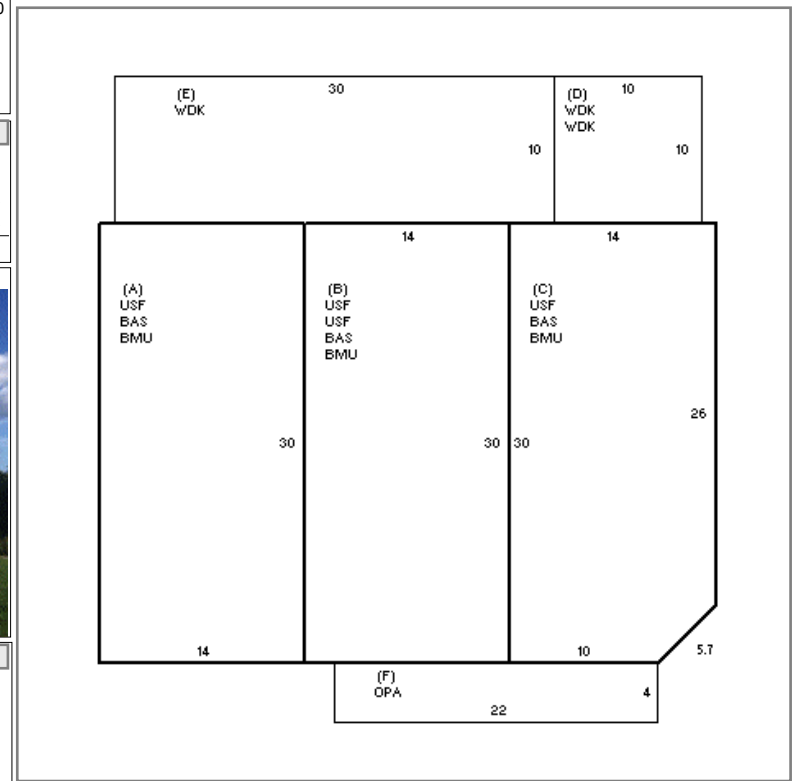
BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	NMP
MODEL	1		RESIDENTIAL	LIST	6/1/2018	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/1/2018	BC
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

G

YEAR BLT	2000	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	715.667
NET AREA	2,924	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,252		42.52	53,236	CONDITION ELEM	CD
\$NLA(RCN)	\$245	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,252	2000	250.20	313,255	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	+	USF	L	UPPER STORY FIN	1,672	2000	138.38	231,373	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	500		28.43	14,215	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	F	OPA	N	OPEN PORCH	88		95.65	8,417	BATHS	G
				INT. FINISH	2	DRYWALL	1.00		BGF	N	BSMT GOOD FINIS	420		74.98	31,492	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05		BMG	O	BSMT GARAGE	2		9,487.35	18,975	ELECT	A
				FUEL SOURCE	2	GAS	1.00		FIX	O	XTRA FIXTURES	7		2,834.46	19,841		
				USE	0		1.00		GFP	O	GAS FIREPLACE	1		8,518.40	8,518		
									JAC	O	JACUZZI	1		16,344.70	16,345		

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	%
EXB-23-632	09/27/2023	3	ALT/RENO	27,970				0
EXB-21-223	03/26/2021	3	ALT/RENO	16,605				100
B-20-76	05/06/2020	14	SOLAR	30,000				100
20333	04/27/2020	14	SOLAR	30,000				100
171001	12/05/2017	3	ALT/RENO	18,245	10/23/2017	TL		100



CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	14	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	1.00
# OF UNITS	1	1.00

EFF.YR/AGE	2008 / 14
COND	11 11 %
FUNC	0
ECON	0
DEPR	11 % GD 89
RCNLD	\$636,900