

Key: 77

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 75

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
MCGUIRE SHAWN P & ANNE R 26 SHEPPARD ROAD SAGAMORE BEACH, MA 02562				1.4-61-0				26 SHEPPARD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
MCGUIRE SHAWN P & ANNE R				01/24/2020	QS	755,000	32644-64				
ROWELL STEVEN F ETUX				11/16/2015	QS	675,000	29275-96				
PARKES RALPH E ETUX				07/20/2007	O	632,000	22199-341				

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 %
SR-20-7	07/09/2020	4	DETACH.STRUC				100 100
B-20-105	05/18/2020	3	ALT/RENO	42,000	04/07/2021		100 100
07482	08/13/2007	2	ADDITIONS	25,000	06/13/2008	DB	100 100
990314A	06/08/1999	1	NEW CONSTRUCT	217,000	01/02/2001	EB	100 100
		3	ALT/RENO				100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	22,748	1	1.00	100	1.00	100	1.00	388,905	1.54	A	1.00	BAV	1.65	312,380
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

TOTAL	22,748 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; water view from wdks			LAND	331,900	293,700
Infl1	AVG		BUILDING	744,600	666,000			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,076,500	959,700			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 8			0.00	



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/11/2022	NMP
MODEL	1		RESIDENTIAL	LIST	4/7/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	5/14/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1999	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	3,102	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,192		46.70	55,661
\$NLA(RCN)	\$258	OVERALL	1.170	EXT COVER	1	WOOD SHINGLE	1.02	A	BAS	L	BASE AREA	936	1999	245.82	230,092
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,654	1999	133.14	220,210
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BIG	N	BUILT-IN GARAGE	484		100.40	48,595
				FLOOR COVER	1	HARDWOOD	1.02	+	DKC	N	DECK-COMPOSITE	464		80.41	37,308
				INT. FINISH	2	DRYWALL	1.00	D	PTA	N	PATIO	383		17.41	6,689
				HEATING/COOLING	9	WARM-COOL AIR	1.03	E	BAS	L	BASE AREA	256	2007	245.82	62,931
				FUEL SOURCE	2	GAS	1.00	E	USF	L	UPPER STORY FIN	256	2007	133.14	34,084
				USE	0		1.00	F	OPA	N	OPEN PORCH	24		121.76	2,922
									BGF	N	BSMT GOOD FINIS	500		72.14	36,068
									FIX	O	XTRA FIXTURES	13		2,727.11	35,452
									GFP	O	GAS FIREPLACE	2		8,195.60	16,391
									HTB	O	HOT TUB	1		7,858.80	7,859
									KIT	O	EXTRA KITCHEN	1		6,432.30	6,432

TOTAL RCN	800,674
CONDITION ELEM CD	
EXTERIOR	G
INTERIOR	A
KITCHEN	V
BATHS	V
HEAT	A
ELECT	A
EFF.YR/AGE 2012 / 10	
COND	7 7 %
FUNC	0
ECON	0
DEPR	7 % GD 93
RCNLD	\$744,600

