

Key: 791

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 791

LEGALS

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
SWEETMAN NANCY N TRS PHILLIPS RD SAG BCH RLTY TRUST 11 PHILLIPS RD SAGAMORE BEACH, MA 02562				4.4-45-0				11 PHILLIPS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SWEETMAN NANCY N TRS				09/27/2022	F	1	35390-225-7				
SWEETMAN CHARLES & NANCY				11/30/2012	F	1	26899-202				
SWEETMAN CHARLES ETUX				08/31/2012	QS	1,600,000	26637-59				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
16545	06/27/2016	14	SOLAR	23,000	08/25/2016		100	100
16485	06/13/2016	2	ADDITIONS	85,000			100	100
11672	10/25/2011	3	ALT/RENO	18,000			100	100
10215	04/30/2010	9	DECK	1,500			100	100
06705	11/02/2006	3	ALT/RENO	9,000	05/22/2009	TL	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	35,750	1	1.00	100	1.00	100	1.00	1,555,620	1.08	A	1.00	BSP	6.60			1,384,210

TOTAL	35,763 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	1,384,200	1,225,100			
Infl1	AVG		BUILDING	704,700	623,700			
N_Index	AVG		DETACHED	31,100	29,500			
			OTHER	296,400	265,100			
			<b>TOTAL</b>	<b>2,416,400</b>	<b>2,143,400</b>			

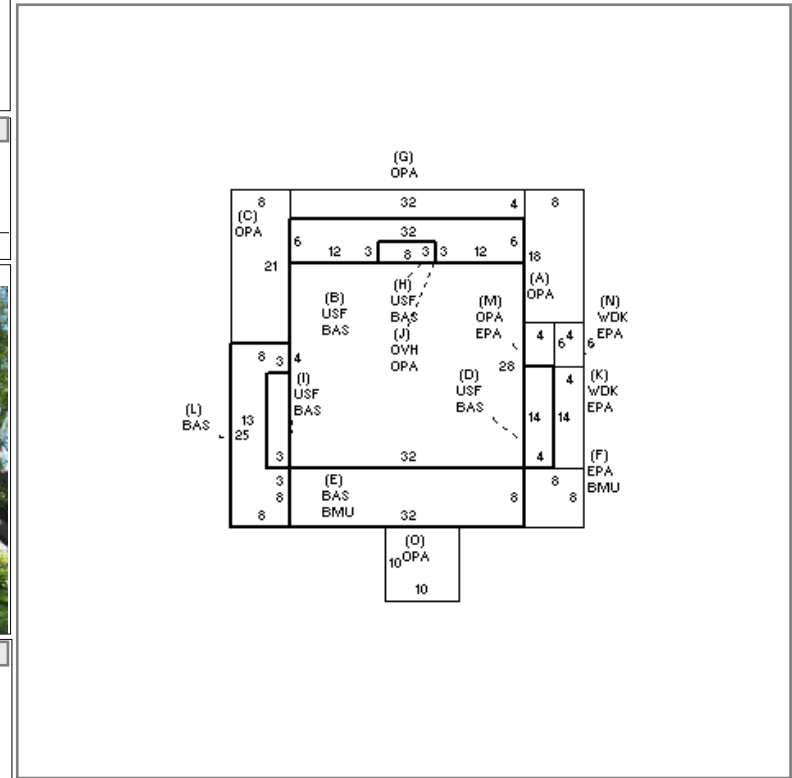
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
IPG	E	1.90	10 0.90	16 X 32	2002	512	56.46	26,000
PTD	E	1.90	10 0.90	21 X 40	2002	840	6.70	5,100



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/3/2022	NMP
MODEL	1		RESIDENTIAL	LIST	1/31/2018	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	12/31/2018	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1916	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	766,006
NET AREA	2,615	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	OPA	N	OPEN PORCH	732		88.19	64,555		
\$NLA(RCN)	\$293	OVERALL	1.110	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,432	1916	274.91	393,666		
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,015	1916	155.80	158,134		
				ROOF COVER	2	WOOD SHINGLES	1.02	+	BMU	N	BSMT UNFINISHED	320		91.99	29,437		
				FLOOR COVER	1	HARDWOOD	1.02	J	OVH	L	OVERHANG	168	1916	271.38	45,592		
				INT. FINISH	2	DRYWALL	1.00	+	EPA	N	ENCLOSED PORCH	168		110.58	18,577		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	WDK	N	WOOD DECK	80		65.93	5,275		
				FUEL SOURCE	2	GAS	1.00	+	CPC	O	CAPE CELLAR	1		5,658.30	5,658		
				USE	0		1.00		F21	O	FPL 2S 1OP	1		13,200.30	13,200		
									FIX	O	XTRA FIXTURES	10		3,191.21	31,912		



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

EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$704,700

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LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
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TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

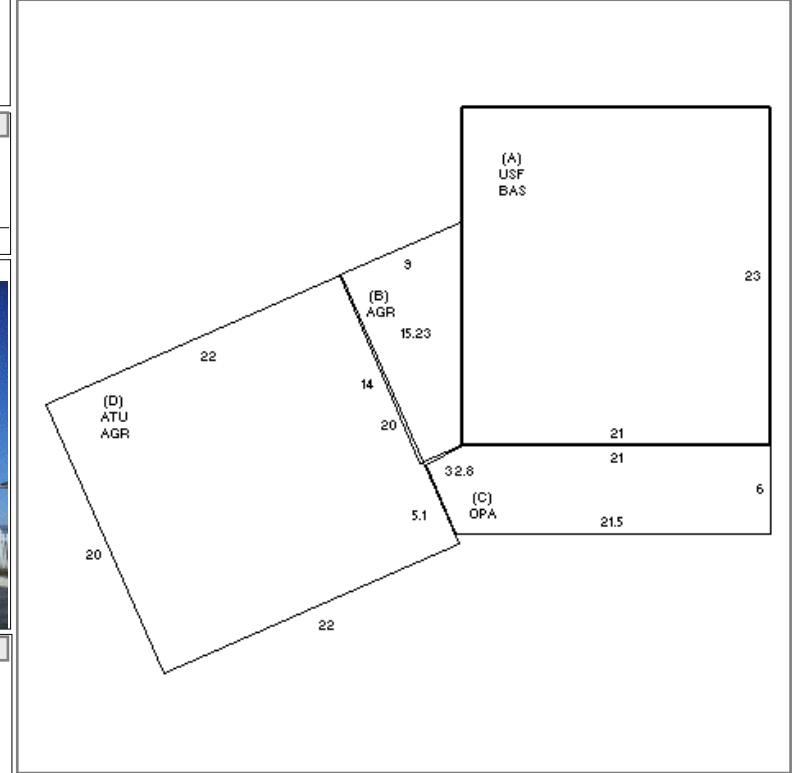
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
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DETACHED

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	296,400	
Infl1		BUILDING			
N_Index		DETACHED			
TOTAL			OTHER		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
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BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/3/2022	NMP
MODEL	1		RESIDENTIAL	LIST	1/31/2017	EST
STYLE	5	1.00	COLONIAL [100%]	REVIEW	12/28/2018	DB
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
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YEAR BLT	2003	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	318,679	
NET AREA	966	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	A	BAS	L	BASE AREA	483	2003	310.96	150,194	CONDITION ELEM	CD	
\$NLA(RCN)	\$330	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	A	USF	L	UPPER STORY FIN	483	2003	157.58	76,109	EXTERIOR	G	
CAPACITY			UNITS	ADJ	ROOF SHAPE	1	GABLE	1.00	+	AGR	N	ATT GARAGE	524	88.51	46,379	INTERIOR	G	
STORIES	2	1.00	ROOF COVER	1	ASPH/COMP SHIN	1.00	1.00	C	OPA	N	OPEN PORCH	135		98.26	13,265	KITCHEN	G	
ROOMS	2	1.00	FLOOR COVER	1	HARDWOOD	1.02	1.02	D	ATU	N	ATTIC UNF	440		60.53	26,632	BATHS	G	
BEDROOMS	1	1.00	INT. FINISH	2	DRYWALL	1.00	1.00		FIX	O	XTRA FIXTURES	2		3,049.60	6,099	BATHS	G	
BATHROOMS	1	1.00	HEATING/COOLING	11	HT WATER CL AIR	1.05	1.05									HEAT	A	
FIXTURES	7	1.00	FUEL SOURCE	2	GAS	1.00	1.00									ELECT	A	
GARAGE CAPACITY	0	1.00	USE	0		1.00	1.00											
% BSMT FINISH	0	1.00																
# OF HALF BATHS	1	1.00																
# OF UNITS	1	1.00																
																EFF.YR/AGE	2012 / 10	
																COND	7 7 %	
																FUNC	0	
																ECON	0	
																DEPR	7 % GD 93	
																RCNLD	\$296,400	