Key: 800

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 800

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
SPRATT JAMES E ETUX GLORIA A SPRATT 369 WILLISTON RD SAGAMORE BEACH, MA 02562	4.4-53-1	369 WILLISTON RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
SPRATT JAMES E ETUX	10/07/2005	QS	599,900	20346-298
SIMPSON JOAN T	06/02/2005	P	200,000	19897-213
KELLY HELEN Y	12/31/2004	N		19404-3+

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	%
16136	03/01/2016	2	ADDITIONS	10,000	01/20/2017	TL	100	100
R13-00061	05/29/2013	3	ALT/RENO		01/18/2017	TL	100	100
05372	06/07/2005	1	NEW CONSTRUC	175,000	10/27/2005	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,548	1 1.00	100 1.00	100 1.00	388,905	2.24	A 1.00	BAV 1.65			291,150

TOTAL	14,549 SF	ZONING	1	FRNT	86

Nbhd	N SAG
Infl1	AVG
N_Index	AVG

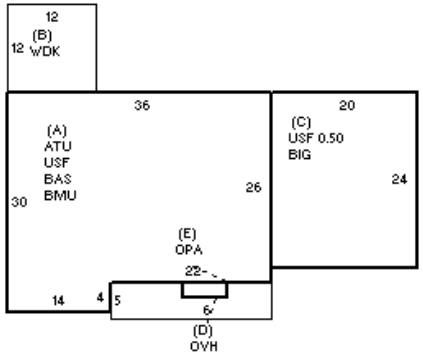
NOTE: Also frontage on Standish

ASSESSED	CURRENT	PREVIOUS
LAND	291,200	257,700
BUILDING	535,400	478,900
DETACHED	0	0
OTHER	0	0
TOTAL	**826,600**	**736,600**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/23/2017



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/21/2022	NMP
LIST	1/20/2017	EST
REVIEW	1/20/2017	TL

YEAR BLT	2005	SIZE ADJ	1.005
NET AREA	2,236	DETAIL ADJ	1.000
$NLA(RCN)	$260	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	2.5	1.00
ROOMS	5	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	1	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	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	10	HOT/COOL WATER	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	992		44.75	44,388
A	BAS	L	BASE AREA	992	2005	243.34	241,394
A	USF	L	UPPER STORY FIN	992	2005	127.58	126,559
A	ATU	N	ATTIC UNF	992		50.74	50,336
B	WDK	N	WOOD DECK	144		48.49	6,982
C	BIG	N	BUILT-IN GARAGE	480		96.21	46,181
C	USF	L	UPPER STORY FIN	240	2016	127.58	30,619
D	OVH	L	OVERHANG	12	2005	222.21	2,667
E	OPA	N	OPEN PORCH	110		84.19	9,261
	FIX	O	XTRA FIXTURES	6		2,613.32	15,680
	GFP	O	GAS FIREPLACE	1		7,853.50	7,854

TOTAL RCN	581,919

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

EFF.YR/AGE	2011 / 11	
COND	8 8 %	
FUNC	0	
ECON	0	
DEPR	8	% GD 92
RCNLD		$535,400