

Key: 844

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 842

LEGALS

CURRENT OWNER				PARCEL ID			LOCATION			
SCLEPARIS NANCY E 158 STANDISH RD SAGAMORE BEACH, MA 02562-2632				4.4-103-0			158 STANDISH RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)			
SCLEPARIS NANCY E SCLEPARIS LOUIS G &				03/05/2007	F XX		21824-173 04476-00165			

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	%
950212	05/11/1995	2	ADDITIONS	32,500	11/28/1995	JC	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE										
100	S	8,040	1	1.00	100	1.00	100	1.00	388,905	3.82	A	1.00	BAV	1.65								274,300

TOTAL	8,059 SF	ZONING	1	FRNT	62	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	274,300	242,800	BUILDING	261,300	230,600
Infl1	AVG		DETACHED	1,000	1,400	OTHER	0	0
N_Index	AVG		TOTAL	536,600	474,800			

DETACHED

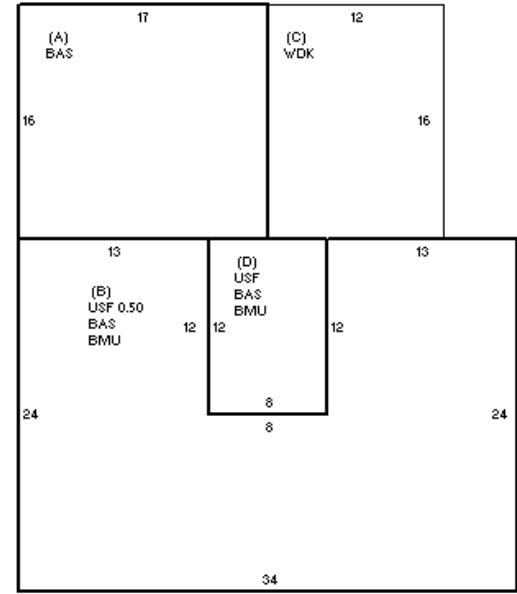
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO	
SHF	A	1.00	50 0.50	10 X 12		120	16.42	1,000	07/10/2008



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/13/2022	NMP
MODEL	1		RESIDENTIAL	LIST	6/13/2008	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	7/18/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1979	SIZE ADJ	1.010
NET AREA	1,544	DETAIL ADJ	1.000
\$NLA(RCN)	\$217	OVERALL	1.090
CAPACITY		UNITS	ADJ
STORIES	1.5	1.00	
ROOMS	6	1.00	
BEDROOMS	4	1.00	
BATHROOMS	1	1.00	
FIXTURES	5	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	0	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	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	3	W/W CARPET	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	272	1995	211.34	57,484
+	BMU	N	BSMT UNFINISHED	816		40.14	32,757
+	BAS	L	BASE AREA	816	1979	211.34	172,449
+	USF	L	UPPER STORY FIN	456	1979	121.14	55,238
C	WDK	N	WOOD DECK	192		38.51	7,394
	F21	O	FPL 2S 1OP	1		9,697.80	9,698

TOTAL RCN	335,019	
CONDITION ELEM		CD
EXTERIOR		A
INTERIOR		A
KITCHEN		A
BATHS		A
HEAT		A
ELECT		A
EFF.YR/AGE	1997 / 25	
COND	22 22 %	
FUNC	0	
ECON	0	
DEPR	22 % GD 78	
RCNLD	\$261,300	