

Key: 879

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 877

LEGAL

LAND

DETACHED

BUILDING

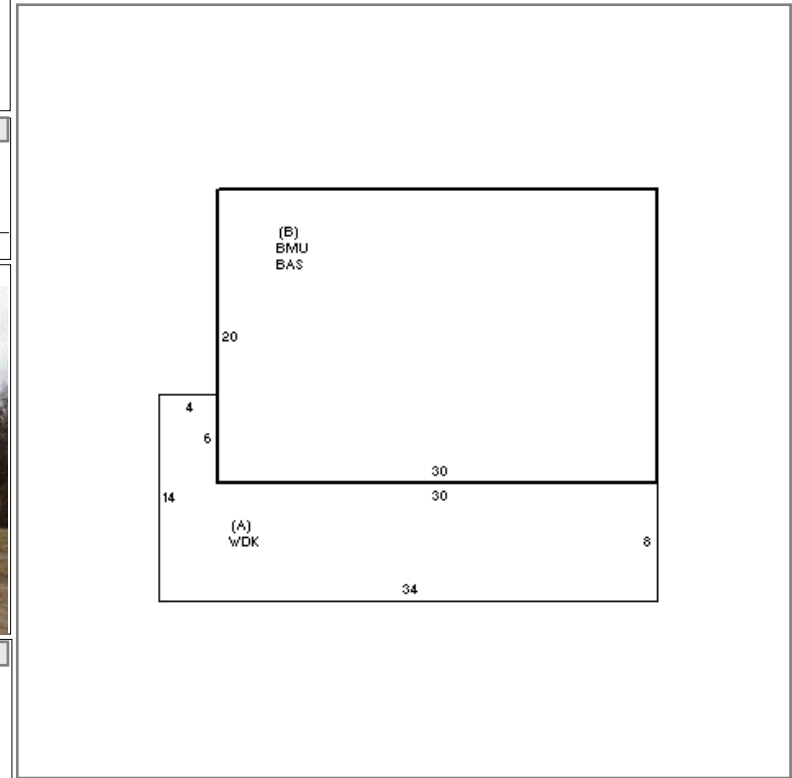
CURRENT OWNER				PARCEL ID				LOCATION			
SORENTI JOSEPH F JR 95 OLD PLYMOUTH ROAD SAGAMORE BEACH, MA 02562				4.4-138-0				162 PHILLIPS RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SORENTI JOSEPH F JR				12/31/1993	A		1 08981-00248				

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-22-528	08/18/2022	3	ALT/RENO	2,000			100 100
		12	CYCLICAL		02/23/2018	BC	100 100
200597	09/26/2000	10	WOODSTOVE	250	10/04/2001	TL	100 100
960221	05/21/1996	9	DECK	1,800	04/07/1997	JC	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
100	S	6,000 1	1.00	100	1.00	100	1.00	848,520	5.02	A	1.00	BVG 3.60	586,940

TOTAL	6,011 SF	ZONING	1	FRNT	50	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE	LAND	586,900	519,500			
Infl1	AVG		BUILDING	126,600	112,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	713,500	631,600			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	NMP
MODEL	1		RESIDENTIAL	LIST	2/23/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/26/2018	DB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

YEAR BLT	1970	SIZE ADJ	1.020
NET AREA	600	DETAIL ADJ	1.000
\$NLA(RCN)	\$278	OVERALL	0.950
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	3	1.00	
BEDROOMS	1	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	5	ELECTRIC BB	0.98
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	WDK	N	WOOD DECK	296		25.10	7,428
B	BAS	L	BASE AREA	600	1970	210.41	126,244
B	BMU	N	BSMT UNFINISHED	600		44.60	26,763
	GFP	O	GAS FIREPLACE	1		6,201.60	6,202

TOTAL RCN	166.637
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1995 / 27
COND	24 24 %
FUNC	0
ECON	0
DEPR	24 % GD 76
RCNLD	\$126,600