

Key: 990

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 999

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
TFG REALTY TRUST C/O SPRUANCE JEFFREY A & 21 HOMESTEAD RD SAGAMORE BEACH, MA 02562				6.0-45-0				21 HOMESTEAD RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
SPRUANCE JEFFREY A & TFG REALTY TRUST				10/20/2023	QS	550,000	36045-308				
DOZIER YOLANDA R				12/12/2008	L	150,000	23311-181				
				09/26/2003	F	100	19902-293				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1040	100	TWO-FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
EXB-23-186 900127	04/04/2023	6	FENCE	10,600			100	100
	04/05/1990	4	DETACH.STRUC	500	10/28/1991	HS	100	100

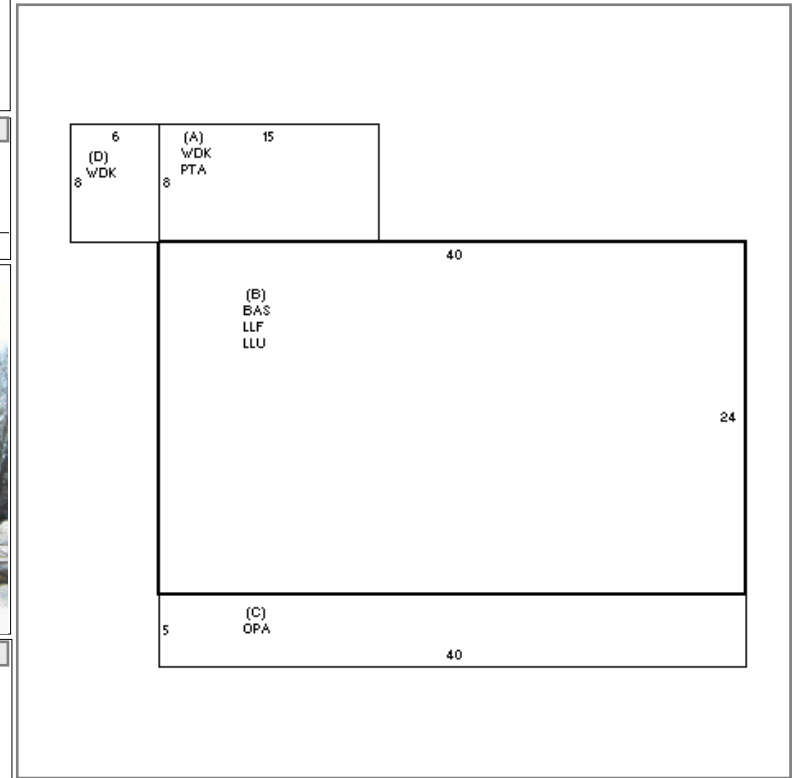
CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,615	1	1.00	100	1.00	100	1.00		R03	1.00	185,970

TOTAL	20,604 SF	ZONING	1	FRNT	110	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE Also frontage on State Rd and Homestead Ex = lpi	LAND	186,000	164,600			
Infl1	AVG		BUILDING	233,700	206,900			
N_Index	AVG		DETACHED	1,900	1,800			
			OTHER	0	0			
TOTAL				421,600	373,300			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 16		128	16.42	1,900



BUILDING	CD	ADJ	DESC	MEASURE	7/16/2021	NMP
MODEL	1		RESIDENTIAL	LIST	2/19/2013	TL
STYLE	2	1.00	RAISED RANCH [100%]	REVIEW	2/19/2013	TL
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1973	SIZE ADJ	1.010
NET AREA	1,920	DETAIL ADJ	1.000
\$NLA(RCN)	\$158	OVERALL	1.000

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	8	1.00
BEDROOMS	4	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	1.00
# OF HALF BATHS	0	1.00
# OF UNITS	2	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	PTA	N	PATIO	120		14.44	1,732
EXT COVER	2	CLAPBOARD	1.00	B	LLU	N	LOWER LEVEL UNF	960		32.36	31,065
ROOF SHAPE	1	GABLE	1.00	B	LLF	L	LOWER LEVEL FIN	960	1973	55.07	52,869
ROOF COVER	1	ASPH/COMP SHIN	1.00	B	BAS	L	BASE AREA	960	1973	200.29	192,276
FLOOR COVER	3	W/W CARPET	1.00	C	OPA	N	OPEN PORCH	200		66.01	13,203
INT. FINISH	2	DRYWALL	1.00	+	WDK	N	WOOD DECK	168		35.33	5,935
HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	3		2,150.97	6,453
FUEL SOURCE	2	GAS	1.00								
USE	0		1.00								

TOTAL RCN	303,531
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	1996 / 26
COND	23 23 %
FUNC	0
ECON	0
DEPR	23 % GD 77

RCNLD	\$233,700
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