

Key: 9916

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.149

LEGAL

LAND

DETACHED

BUILDING

| CURRENT OWNER | | | | PARCEL ID | | | | LOCATION | | | |
|--|--|--|--|------------|----|------------|--------------|---------------|--|--|--|
| ROBYN HANOVER 20 SABBATT RD POCASSET, MA 02559 | | | | 44.2-76-0 | | | | 20 SABBATT RD | | | |
| TRANSFER HISTORY | | | | DOS | T | SALE PRICE | BK-PG (Cert) | | | | |
| ROBYN HANOVER | | | | 05/29/2015 | QS | 260,000 | 28902-84 | | | | |
| HARE MATTHEW D | | | | 07/27/2012 | QS | 210,000 | 26537-227 | | | | |
| GRADOWSKI EDWARD J & | | | | 10/31/2001 | QS | 182,500 | 14395-304 | | | | |

| 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 | % |
| 15992 | 10/29/2015 | 14 | SOLAR | 29,900 | | | 100 | 100 |
| 15583 | 07/14/2015 | 10 | WOODSTOVE | | | | 100 | 100 |
| 02373 | 06/13/2002 | 3 | ALT/RENO | 6,136 | 09/07/2003 | TL | 100 | 100 |

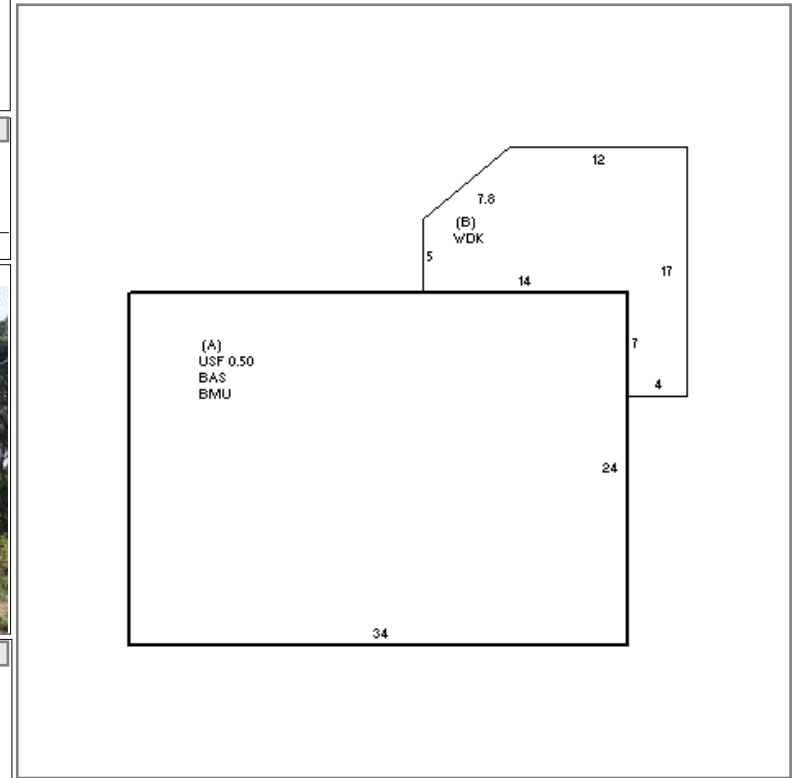
| CD | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi | VC | CREDIT AMT | ADJ VALUE | | | | | | |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 10,500 | 11 | 1.00 | 100 | 1.00 | 100 | 1.00 | 282,840 | 2.99 | A | 1.00 | PAV | 1.20 | | | | 204,120 |

| TOTAL | 10,498 SF | ZONING | 1 | FRNT | 0 | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|--------------|----------------|----------------|----------|---------|----------|
| Nbhd | POC | NOTE | LAND | 204,100 | 180,700 | | | |
| Infl1 | AVG | | BUILDING | 254,400 | 225,100 | | | |
| N_Index | AVG | | DETACHED | 1,800 | 1,700 | | | |
| | | | OTHER | 0 | 0 | | | |
| | | | TOTAL | 460,300 | 407,500 | | | |

| TY | QUAL | COND | DIM/NOTE | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------|----|-------|-----------|-------|
| SHF | A | 1.00 | 10 0.90 10X12 | | 120 | 16.42 | 1,800 |



| BUILDING | CD | ADJ | DESC | MEASURE | 3/21/2002 | TL |
|----------|----|------|-------------------|---------|-----------|----|
| MODEL | 1 | | RESIDENTIAL | LIST | 3/21/2002 | TL |
| STYLE | 4 | 1.05 | CAPE [100%] | REVIEW | 7/29/2015 | DB |
| QUALITY | A | 1.00 | AVERAGE [100%] | | | |
| FRAME | 1 | 1.00 | WOOD FRAME [100%] | | | |



| YEAR BLT | 1969 | SIZE ADJ | 1.015 |
|------------|-------|------------|-------|
| NET AREA | 1,224 | DETAIL ADJ | 1.000 |
| \$NLA(RCN) | \$253 | OVERALL | 1.090 |

| CAPACITY | UNITS | ADJ |
|-----------------|-------|------|
| STORIES | 1.5 | 1.00 |
| ROOMS | 6 | 1.00 |
| BEDROOMS | 3 | 1.00 |
| BATHROOMS | 1 | 1.00 |
| FIXTURES | 6 | 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 | S | BAT | T | DESCRIPTION | UNITS | YB | ADJ PRICE | RCN |
|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| FOUNDATION | 4 | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 816 | | 40.34 | 32,919 |
| EXT COVER | 1 | WOOD SHINGLE | 1.02 | A | BAS | L | BASE AREA | 816 | 1969 | 219.39 | 179,025 |
| ROOF SHAPE | 1 | GABLE | 1.00 | A | USF | L | UPPER STORY FIN | 408 | 1969 | 121.73 | 49,667 |
| ROOF COVER | 1 | ASPH/COMP SHIN | 1.00 | B | WDK | N | WOOD DECK | 193 | | 38.70 | 7,469 |
| FLOOR COVER | 1 | HARDWOOD | 1.02 | | BMF | N | BSMT FINISH | 600 | | 48.47 | 29,085 |
| INT. FINISH | 2 | DRYWALL | 1.00 | | F21 | O | FPL 2S 1OP | 1 | | 9,745.80 | 9,746 |
| HEATING/COOLING | 1 | FORCED AIR | 1.00 | | FIX | O | XTRA FIXTURES | 1 | | 2,356.50 | 2,357 |
| FUEL SOURCE | 2 | GAS | 1.00 | | | | | | | | |
| USE | 0 | | 1.00 | | | | | | | | |

| TOTAL RCN | 310,268 |
|----------------|---------|
| CONDITION ELEM | CD |
| EXTERIOR | A |
| INTERIOR | A |
| KITCHEN | A |
| BATHS | G |
| HEAT | U |
| ELECT | A |

| EFF.YR/AGE | 2001 / 21 |
|------------|------------|
| COND | 18 18 % |
| FUNC | 0 |
| ECON | 0 |
| DEPR | 18 % GD 82 |
| RCNLD | \$254,400 |