Key: 10000

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,231

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
MENDES JOHN &	44.3-27-0	127 LAKE DR
SHARON L MENDES		
127 LAKE DR		
POCASSET, MA 02559		

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MENDES JOHN &	12/29/1987	XX		6084-263

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	%
SR-21-23	04/13/2021	4	DETACH.STRUC	500	03/29/2023	SL	100	100
04020	01/26/2004	10	WOODSTOVE		02/24/2004	TL	100	100
940089	03/18/1994	4	DETACH.STRUC	3,000	01/27/1995	JS	100	100
920503	09/29/1992	2	ADDITIONS	10,000	04/21/1993	JS	100	100
901490	01/10/1990	10	WOODSTOVE	400	11/15/1991	HS	100	100

LAND

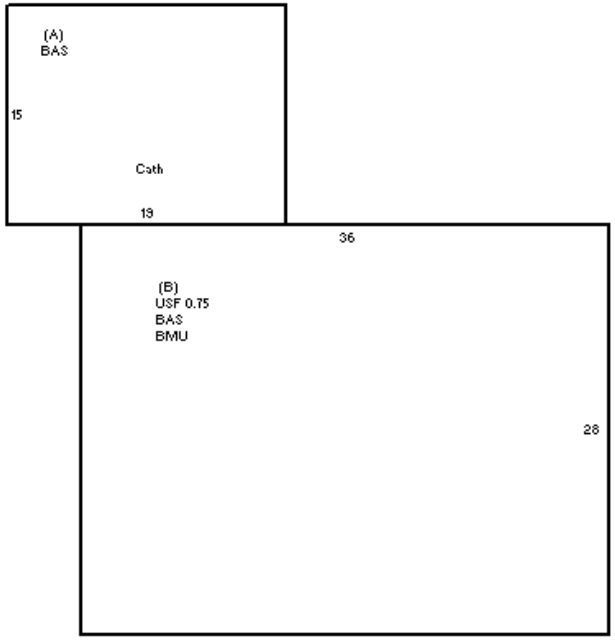
CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	38,377	11 1.00	100 1.00	100 1.00	282,840	1.03	A 1.00	PAV 1.20			256,610

TOTAL	38,376 SF	ZONING	1	FRNT	0

Nbhd	POC
Infl1	AVG
N_Index	AVG

NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	256,600	227,100
BUILDING	330,100	290,400
DETACHED	9,200	14,400
OTHER	0	0
TOTAL	**595,900**	**531,900**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
STB	A 1.00	50 0.50	22 X 26		572	24.20	6,900
SHF	A 1.00	10 0.90	10 X 16	2021	160	15.95	2,300

PHOTO 03/29/2023

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	3/29/2023	SL
LIST	3/29/2023	VER
REVIEW	3/29/2023	SL

YEAR BLT	1987	SIZE ADJ	1.005
NET AREA	2,049	DETAIL ADJ	1.000
$NLA(RCN)	$207	OVERALL	1.110

CAPACITY	UNITS	ADJ
STORIES	1.75	1.00
ROOMS	7	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	9	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	1	HARDWOOD	1.02
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
+	BAS	L	BASE AREA	1,293	1987	209.70	271,146
B	BMU	N	BSMT UNFINISHED	1,008		40.68	41,004
B	USF	L	UPPER STORY FIN	756	1987	121.30	91,700
	F21	O	FPL 2S 1OP	1		9,826.90	9,827
	FIX	O	XTRA FIXTURES	4		2,375.58	9,502

TOTAL RCN	423,180

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			$330,100