

Key: 10015

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.246

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LUCAS JOHN M 5 ACORN CIR POCASSET, MA 02559-2200				44.3-42-0				5 ACORN CIR			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LUCAS JOHN M				09/05/1997	S	129,000 (145729)					
LOMAS MORTGAGE USA INC				03/15/1993	L	93,800 N/A-N/A					
WOOLFORK MELVIN T &				03/15/1993	L	93,800 N/A-N/A					

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	%
10247	05/17/2010	3	ALT/RENO	5,000	11/29/2010		100	100
02268	05/06/2002	4	DETACH.STRUC	15,000	10/03/2006	MJ	100	100
		13	OTHER				100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	31,573	14	1.00	100	1.00	100	1.00	247,485	1.19	A	1.00	R05	1.05			213,320

TOTAL	31,581 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	NOTE	LAND	213,300	188,800			
Infl1	AVG		BUILDING	255,500	228,900			
N_Index	AVG		DETACHED	21,400	20,400			
			OTHER	0	0			
			TOTAL	490,200	438,100			

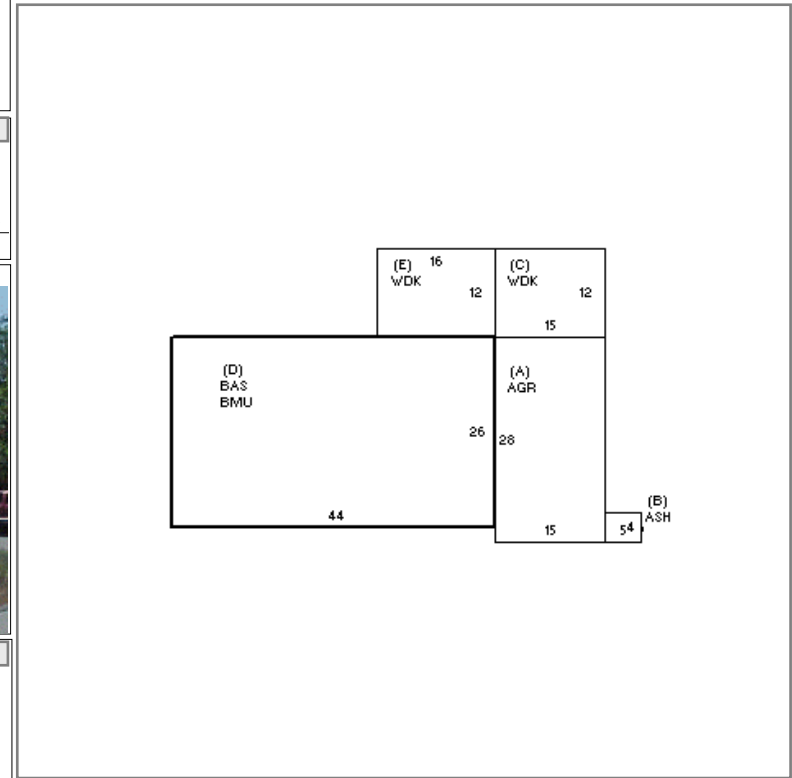
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	
DGF	A	1.00	10 0.90	28 X 24	2005	672	35.32	21,400



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	3/22/2018	TL
MODEL	1		RESIDENTIAL	LIST	3/22/2018	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	8/18/2018	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1988	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	420		62.10	26,084
\$NLA(RCN)	\$272	OVERALL	0.990	EXT COVER	1	WOOD SHINGLE	1.02	B	ASH	N	ATT SHED	20		24.97	499
				ROOF SHAPE	1	GABLE	1.00	+	WDK	N	WOOD DECK	372		21.46	7,985
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	1,144		36.64	41,918
				FLOOR COVER	1	HARDWOOD	1.02	D	BAS	L	BASE AREA	1,144	1988	192.90	220,674
				INT. FINISH	2	DRYWALL	1.00		F11	O	FPL 1S 1OP	1		8,056.90	8,057
				HEATING/COOLING	1	FORCED AIR	1.00		FIX	O	XTRA FIXTURES	3		2,140.00	6,420
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								



TOTAL RCN	311,637	CONDITION ELEM	CD
EXTERIOR			A
INTERIOR			A
KITCHEN			G
BATHS			G
HEAT			A
ELECT			A

EFF.YR/AGE	2001 / 21	
COND	18	18 %
FUNC	0	
ECON	0	
DEPR	18	% GD 82
RCNLD	\$255,500	