

Key: 10022

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.253

LEGALS

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LEONARD MARSHA J & ALLYSSA JILL LEONARD 19 NELSON ST PLYMOUTH, MA 02360				44.4-4-0				86 LAKE DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEONARD MARSHA J & KENT WALLACE A & KENT WALLACE A &				08/11/2010	A	105,000	24744-25				
				08/18/2006	F	1	21280-309				
				06/11/1999	X		12331-253				

CD	T	AC/SF/UN	Nbhd	Infl1	N	Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	15,600	11	1.00	100	1.00	341,765	2.11	A	1.00	PEX	1.45	258,250

TOTAL	15,594 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	POC	NOTE LAKEFRONT/ SHF 8X10=N	LAND	258,300	228,600	BUILDING	175,900	155,600
Infl1	AVG		DETACHED	0	0	OTHER	0	0
N_Index	AVG		TOTAL	434,200	384,200			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	8/15/2008	RJM
MODEL	1		RESIDENTIAL	LIST	8/15/2008	RJM
STYLE	1	0.95	RANCH [100%]	REVIEW	8/26/2008	ER
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1959	SIZE ADJ	1.020
NET AREA	879	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.950
CAPACITY	UNITS	ADJ	
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	2	1.00	
BATHROOMS	1	1.00	
FIXTURES	7	1.00	
GARAGE CAPACITY	0	1.00	
% BSMT FINISH	0	1.00	
# OF HALF BATHS	1	1.00	
# OF UNITS	1	1.00	

ELEMENT	CD	DESCRIPTION	ADJ
FOUNDATION	4	FLR/WALL(FULL)	1.00
EXT COVER	4	VINYL	1.00
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	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BMU	N	BSMT UNFINISHED	879		35.33	31,059
+	BAS	L	BASE AREA	879	1959	192.16	168,906
+	PTA	N	PATIO	410		13.18	5,402
B	WDK	N	WOOD DECK	362		20.70	7,492
E	OPA	N	OPEN PORCH	36		78.95	2,842
	FIX	O	XTRA FIXTURES	2		2,063.50	4,127

TOTAL RCN	219,829
CONDITION ELEM CD	
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$175,900

