

Key: 10079

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.311

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
STEVENS CHRISTINA TR OF THE LIGHTHOUSE REALTY TRUST PO BOX 221 SOUTH CHATHAM, MA 02659				45.0-20-0				1 LIGHTHOUSE LN			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
STEVENS CHRISTINA TR OF T GILLIS ELIZABETH FLANAGAN				11/17/2003	F	135,000	17933-320				
				10/14/1983	XX	3895-98					

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				1	1 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
18346	04/30/2018	4	DETACH.STRUC		01/18/2017		100	100
		12	CYCLICAL		03/28/2007	TL	100	100
05612	09/07/2005	3	ALT/RENO	20,000			100	100
03824	11/13/2003	3	ALT/RENO	50,000	09/22/2004	JS	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	14,270	12	1.00	100	1,767,750	2.28	A	1.00	WNS	7.50	1,320,130

TOTAL	14,270 SF	ZONING	2	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	WINGS NCK	N	LIGHTHOUSE DECOMMISSIONED IN 1940; topo=	LAND	1,320,100	1,168,300		
Infl1	AVG	O	government radar station easment; wfe=spectral views	BUILDING	401,400	355,200		
N_Index	AVG	T	and property line to water/no bch; fantastic views of	DETACHED	13,400	12,800		
		E	Buzzards Bay & Atlantic Ocean ( DB )	OTHER	50,100	44,400		
				TOTAL	1,785,000	1,580,700		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	30 0.70 22 X 24		528	36.34	13,400

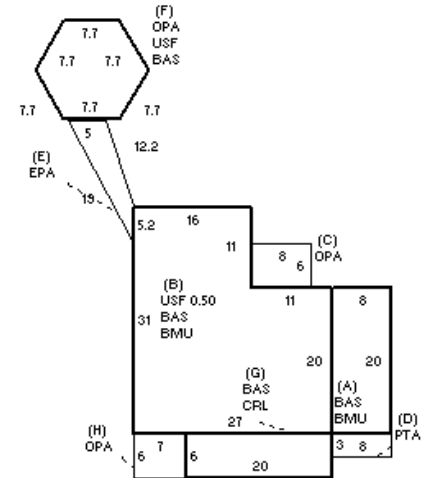


BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/4/2022	EST
STYLE	9	1.20	ANTIQUE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1889	SIZE ADJ	1.010	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	1,662	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	876		45.67	40,005
\$NLA(RCN)	\$263	OVERALL	1.240	EXT COVER	2	CLAPBOARD	1.00	+	USF	L	UPPER STORY FIN	512	1889	137.81	70,557
				ROOF SHAPE	1	GABLE	1.00	+	OPA	N	OPEN PORCH	244		73.71	17,985
				ROOF COVER	1	ASPH/COMP SHIN	1.00	D	PTA	N	PATIO	24		21.13	507
				FLOOR COVER	1	HARDWOOD	1.02	E	EPA	N	ENCLOSED PORCH	52		126.98	6,603
				INT. FINISH	1	PLASTER	1.00	+	BAS	L	BASE AREA	1,150	1889	240.42	276,481
				HEATING/COOLING	2	HOT WATER	1.02	G	CRL	N	BSMT CRAWL	120		42.91	5,149
				FUEL SOURCE	1	OIL	1.00		F21	O	FPL 2S 1OP	1		11,032.40	11,032
				USE	0		1.00		FIX	O	XTRA FIXTURES	3		2,667.20	8,002

TOTAL RCN	436,320
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	G
KITCHEN	G
BATHS	G
HEAT	U
ELECT	U
EFF.YR/AGE	2011 / 11
COND	8 8 %
FUNC	0
ECON	0
DEPR	8 % GD 92
RCNLD	\$401,400



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LEGAL

CURRENT OWNER		PARCEL ID	LOCATION			
STEVENS CHRISTINA TR OF THE LIGHTHOUSE REALTY TRUST PO BOX 221 SOUTH CHATHAM, MA 02659		45.0-20-0	1 LIGHTHOUSE LN			
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)	


CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1090	100	MULTIPLE DWELLING				2	2 of 2	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

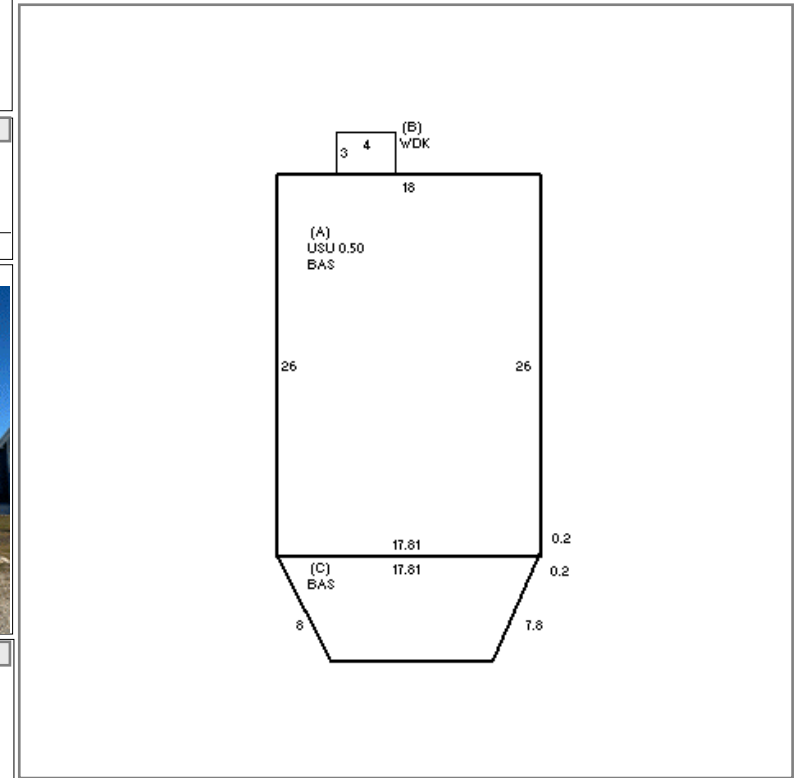
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

TOTAL	ZONING	FRNT	ASSESSED	CURRENT	PREVIOUS
Nbhd	NOTE		LAND	50,100	
Infl1		BUILDING			
N_Index		DETACHED			
			OTHER		
			TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
								01/04/2022
								



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	1/4/2022	TL
MODEL	1		RESIDENTIAL	LIST	1/4/2022	EST
STYLE	6	0.70	COTTAGE [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1848	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	570	DETAIL ADJ	1.000	FOUNDATION	2	SLAB	0.95	+	BAS	L	BASE AREA	570	1848	108.53	61,860
\$NLA(RCN)	\$119	OVERALL	0.490	EXT COVER	1	WOOD SHINGLE	1.02	A	USU	N	UPPER STORY UNF	234		23.41	5,478
				ROOF SHAPE	1	GABLE	1.00	B	WDK	N	WOOD DECK	12		35.32	424
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	1	PLASTER	1.00								
				HEATING/COOLING	13	NONE	0.80								
				FUEL SOURCE	8	NONE	1.00								
				USE	0		1.00								

TOTAL RCN	67,761	
CONDITION ELEM	CD	
EXTERIOR	F	A
INTERIOR	A	A
KITCHEN	A	A
BATHS	A	A
HEAT		
ELECT		
EFF.YR/AGE	1993 / 29	
COND	26	26 %
FUNC	0	
ECON	0	
DEPR	26	% GD 74
RCNLD	\$50,100	