

Key: 10309

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.546

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
WARREN LUCY & MARK LYNCH 3 NAIRN RD POCASSET, MA 02559				47.2-39-0				3 NAIRN RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
WARREN LUCY & PUGH JOHN W & MARILYN M T				04/29/2021	O	721,500	34059-299				
PUGH MARILYN M TR OF THE				08/19/2013	F	10	27629-296				
				04/30/2004	QS	610,000	18528-109				

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 %
B-21-355	11/04/2021	3	ALT/RENO	60,000			100 100
E-21-355	09/22/2021	3	ALT/RENO	13,500			100 100
000000		12	CYCLICAL		06/28/2017		100 100
15683	08/13/2015	3	ALT/RENO	3,374	08/13/2015		100 100
990078	02/16/1999	3	ALT/RENO	6,000	11/12/1999	MS	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,170	14	1.00	100	1.00	100	1.00	518,540	1.70	A	1.00	BA-	2.20			407,600

TOTAL	20,168 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	CATAUMET	N O T E	ASSOCIATION BOAT DOCK			LAND	407,600	295,200
Infl1	AVG		BUILDING	675,600	513,300			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,083,200	808,500			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	5/10/2021	RP
MODEL	1		RESIDENTIAL	LIST	5/10/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	6/29/2023	RP
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1977	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	2,600	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,535		38.91	59,728
\$NLA(RCN)	\$262	OVERALL	1.160	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	1,535	1977	223.45	342,991
				ROOF SHAPE	1	GABLE	1.00	+	USF	L	UPPER STORY FIN	1,065	1977	126.63	134,864
				ROOF COVER	1	ASPH/COMP SHIN	1.00	C	WDK	N	WOOD DECK	319		26.02	8,300
				FLOOR COVER	1	HARDWOOD	1.02	D	OPA	N	OPEN PORCH	40		99.24	3,970
				INT. FINISH	2	DRYWALL	1.00	E	BIG	N	BUILT-IN GARAGE	625		89.83	56,141
				HEATING/COOLING	2	HOT WATER	1.02	BGF	N	BSMT GOOD FINIS	768		68.61	52,696	
				FUEL SOURCE	2	GAS	1.00	F21	O	FPL 2S 1OP	1		10,729.40	10,729	
				USE	0		1.00	FIX	O	XTRA FIXTURES	5		2,593.86	12,969	

TOTAL RCN	682,388
CONDITION ELEM	CD
EXTERIOR	V
INTERIOR	V
KITCHEN	V
BATHS	V
HEAT	U
ELECT	A
EFF.YR/AGE	2019 / 3
COND	2 2 %
FUNC	0
ECON	0
DEPR	1 % GD 99
RCNLD	\$675,600

