

Key: 10627

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10.885

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LEHTINEN ERIC J P O BOX 22 CATAUMET, MA 02534-0022				50.0-84-0				2 BOULDER RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LEHTINEN ERIC J				04/30/2004	P	400,000	18529-276				
BURR GUY W JR &				04/30/2004	F	10	()				
BURR GUY W JR &					XX		01301-0328				

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	%
04343	05/24/2004	13	OTHER NEW CONSTRUC	350,000	08/02/2016 05/09/2005	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	15	1.00	100	1.00	100	1.00	942,800	1.00	A	1.00	BAV	4.00		865,580
300	A	0.066	15	1.00	100	1.00	100	1.00	65,200	1.00	A	1.00	BAV	4.00		4,300

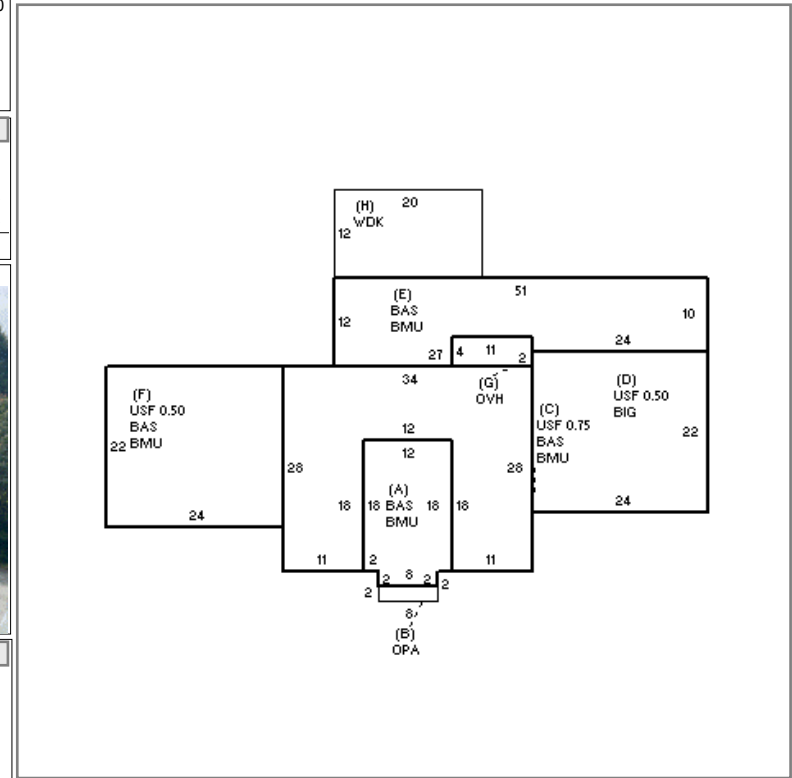
TOTAL	42,863 SF	ZONING	1	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	SCRAG NCK	NOTE	LAND	869,900	769,900			
Infl1	AVG		BUILDING	855,500	765,500			
N_Index	AVG		DETACHED	1,500	1,400			
			OTHER	0	0			
			TOTAL	1,726,900	1,536,800			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
SHF	A	1.00	10 0.90	10 X 10		100	16.90	1,500



BLDG COMMENTS



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	8/31/2021	TL
MODEL	1		RESIDENTIAL	LIST	8/31/2021	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	8/7/2023	RP
QUALITY	V	1.35	VERY GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

INDING

YEAR BLT	2004	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	950,551
NET AREA	3,184	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	2,060		44.00	90,641		
\$NLA(RCN)	\$299	OVERALL	1.140	EXT COVER	1	WOOD SHINGLE	1.02	+	BAS	L	BASE AREA	2,060	2004	263.18	542,143		
				ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	16		145.57	2,329		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	USF	L	UPPER STORY FIN	1,080	2004	159.21	171,943		
				FLOOR COVER	1	HARDWOOD	1.02	D	BIG	N	BUILT-IN GARAGE	528		120.06	63,393		
				INT. FINISH	2	DRYWALL	1.00	G	OVH	L	OVERHANG	44	2004	277.30	12,201		
				HEATING/COOLING	11	HT WATER CL AIR	1.05	H	WDK	N	WOOD DECK	240		39.66	9,519		
				FUEL SOURCE	2	GAS	1.00		F21	O	FPL 2S 1OP	1		13,489.30	13,489		
				USE	0		1.00		FIX	O	XTRA FIXTURES	8		3,261.10	26,089		
									JAC	O	JACUZZI	1		18,804.40	18,804		

CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	V
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2009 / 13
COND	10 10 %
FUNC	0
ECON	0
DEPR	10 % GD 90
RCNLD	\$855,500