Key: 10652

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 10,911

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
FLETCHER WARNER S TR FOR THE C/O MYERS KRISTINA LINDBERG & PO BOX 81 CATAUMET, MA 02534	50.0-109-0	9 HERON LN

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
MYERS KRISTINA LINDBERG &	11/30/2023	F	1	36110-28
FLETCHER WARNER S TR FOR	07/22/2002	F	100	15387-94
LINDBERG LENNART G &	07/22/2002	F	100	15387-71

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	%
03856	11/21/2003	3	ALT/RENO	30,000	06/22/2004	TL	100	100
03416	06/27/2003	3	ALT/RENO	25,000	06/22/2004	TL	100	100
950636	12/12/1995	2	ADDITIONS	48,600	12/04/1996	JC	100	100
910345	07/30/1991	9	DECK	6,000	02/03/1992	HS	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	3,181,950	1.00	A	1.00	BSP	13.50			2,921,320
300	A	0.582	15	1.00	100	1.00	100	1.00	220,050	1.00	A	1.00	BSP	13.50			128,070

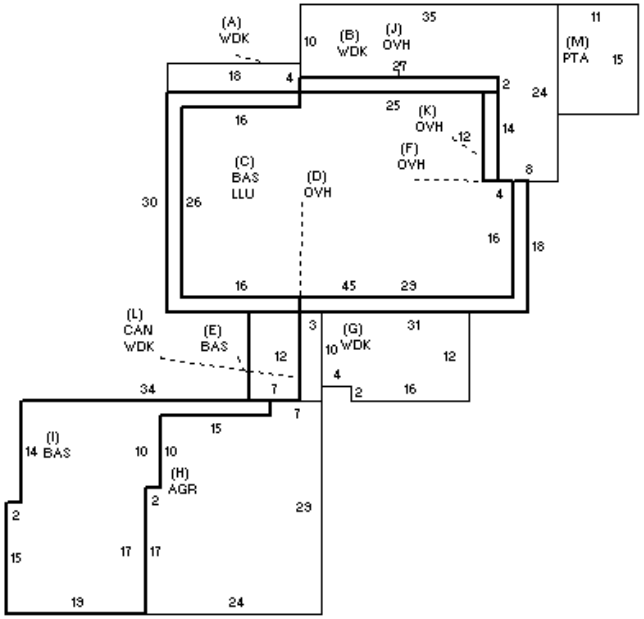
TOTAL	1.500 Acres	ZONING	1	FRNT	0
Nbhd	SCRAG NCK	NOTE	Path out to rocky beach		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	3,049,400	2,698,600
BUILDING	530,300	469,400
DETACHED	0	0
OTHER	0	0
TOTAL	**3,579,700**	**3,168,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 08/26/2021



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	8	1.10	CONTEMPORARY [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	8/26/2021	TL
LIST	8/26/2021	EST
REVIEW		

YEAR BLT	1984	SIZE ADJ	0.995
NET AREA	3,185	DETAIL ADJ	1.000
$NLA(RCN)	$213	OVERALL	1.150

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	7	1.00
BEDROOMS	5	1.00
BATHROOMS	3	1.00
FIXTURES	17	1.00
GARAGE CAPACITY	2	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	10	VERT BOARD	1.00
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	3	ELECTRIC	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	802		25.66	20,582
C	LLU	N	LOWER LEVEL UNF	1,180		38.49	45,423
+	OVH	L	OVERHANG	296	1984	217.59	64,406
+	BAS	L	BASE AREA	1,841	1984	212.80	391,761
H	AGR	N	ATT GARAGE	642		69.85	44,841
L	CAN	N	CANOPY	36		16.39	590
M	PTA	N	PATIO	165		16.95	2,797
	LLF	L	LOWER LEVEL FIN	1,048	1984	65.51	68,655
	F12	O	FPL 1S 2OP	1		10,116.30	10,116
	FIX	O	XTRA FIXTURES	12		2,558.62	30,703

TOTAL RCN	679,874

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

EFF.YR/AGE	1997 / 25	
COND	22	22 %
FUNC	0	
ECON	0	
DEPR	22	% GD 78
RCNLD		$530,300