Key: 1151

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.160

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LUCERO BRETT & ALAYNA R ALLARD 12 SIR LANCELOT DR BOURNE, MA 02532	6.0-231-0	12 SIR LANCELOT DR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LUCERO BRETT &	03/11/2016	QS	365,000	29506-295
LONG MICHAEL L &	12/28/2004	QS	399,000	()
WEST MARIA A	05/01/2002	QS	275,000	15113-291

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	%
04166	03/17/2004	8	POOL	18,700	07/26/2004	JS	100	100
970467	09/18/1997	1	NEW CONSTRUC	70,000	03/11/1999	JS	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,512	3 1.00	100 1.00	100 1.00	212,130	1.82	A 1.00	R05 0.90			164,410

TOTAL	18,513 SF	ZONING	2	FRNT	103

Nbhd	BDALE
Infl1	AVG
N_Index	AVG

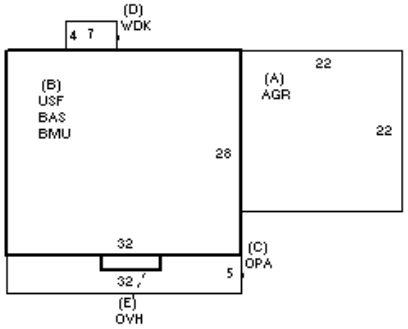
NOTE

ASSESSED	CURRENT	PREVIOUS
LAND	164,400	161,700
BUILDING	373,500	334,400
DETACHED	17,800	16,900
OTHER	0	0
TOTAL	**555,700**	**513,000**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	V 1.30	10 0.90	16 X 32	2004	512	38.63	17,800

PHOTO 12/02/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	12/2/2022	SL
LIST	12/2/2022	EST
REVIEW	12/2/2022	SL

YEAR BLT	1997	SIZE ADJ	1.010
NET AREA	1,808	DETAIL ADJ	1.000
$NLA(RCN)	$243	OVERALL	1.070

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	8	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	80	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	AGR	N	ATT GARAGE	484		66.79	32,328
B	BMU	N	BSMT UNFINISHED	896		39.41	35,310
B	BAS	L	BASE AREA	896	1997	214.31	192,020
B	USF	L	UPPER STORY FIN	896	1997	116.34	104,239
C	OPA	N	OPEN PORCH	160		70.63	11,301
D	WDK	N	WOOD DECK	28		68.51	1,918
E	OVH	L	OVERHANG	16	1997	195.74	3,132
	BMF	N	BSMT FINISH	709		47.35	33,571
	F21	O	FPL 2S 1OP	1		9,519.90	9,520
	FIX	O	XTRA FIXTURES	7		2,301.43	16,110

TOTAL RCN	439,448

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

EFF.YR/AGE	2004 / 18	
COND	15	15 %
FUNC	0	
ECON	0	
DEPR	15	% GD 85
RCNLD		$373,500