

Key: 1155

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.164

LEGALS

LAND

DETACHED

BUILDING

| CURRENT OWNER  |  |  |  | PARCEL ID   |  |  |  | LOCATION                               |             |               |                                  |  |
|--|--|--|--|---|--|--|--|--|-------------|---------------|----------------------------------|--|
| BALLARD JOHN M &<br>CHAWNNA BALLARD<br>9 SIR LANCELOT DR<br>BUZZARDS BAY, MA 02532 |  |  |  | 6.0-235-0   |  |  |  | 9 SIR LANCELOT DR                      |             |               |                                  |  |
|  |  |  |  | TRANSFER HISTORY  |  |  |  | DOS                                    | T           | SALE PRICE    | BK-PG (Cert)                     |  |
|  |  |  |  | BALLARD JOHN M &<br>BALLARD JOHN M & CHAWNNA<br>BALLARD JOHN M ETUX |  |  |  | 12/02/2021<br>04/13/2005<br>06/11/2003 | F<br>F<br>F | 100<br>1<br>1 | 34713-95<br>19716-303<br>17070-1 |  |

| 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    | %   |
| 01005  | 01/04/2001 | 12            | CYCLICAL     |        | 02/23/2018 | TL | 100    | 100 |
| 970716 | 07/17/1997 | 3             | ALT/RENO     | 10,500 | 05/02/2001 | TL | 100    | 100 |
|        |            | 1             | NEW CONSTRUC | 45,000 | 04/13/1998 | JS | 100    | 100 |

| CD  | T | AC/SF/UN | Nbhd | Infl1 | N Index | ADJ BASE | SAF | Topo | Lpi     | VC   | CREDIT AMT | ADJ VALUE |     |      |  |  |  |         |
|-----|---|----------|------|-------|---------|----------|-----|------|---------|------|------------|-----------|-----|------|--|--|--|---------|
| 100 | S | 15,000   | 3    | 1.00  | 100     | 1.00     | 100 | 1.00 | 212,130 | 2.18 | A          | 1.00      | R05 | 0.90 |  |  |  | 159,450 |

| TOTAL   | 14,985 SF | ZONING | 2        | FRNT    | 125     | ASSESSED | CURRENT | PREVIOUS |
|---------|-----------|--------|----------|---------|---------|----------|---------|----------|
| Nbhd    | BDALE     | NOTE   |          |         |         | LAND     | 159,500 | 156,800  |
| Infl1   | AVG       |        | BUILDING | 258,600 | 231,400 |          |         |          |
| N_Index | AVG       |        | DETACHED | 1,500   | 1,500   |          |         |          |
|         |           |        | OTHER    | 0       | 0       |          |         |          |
|         |           |        |          |         |         | TOTAL    | 419,600 | 389,700  |

| TY  | QUAL | COND | DIM/NOTE            | YB | UNITS | ADJ PRICE | RCNLD |
|-----|------|------|---------------------|----|-------|-----------|-------|
| SHF | A    | 1.00 | F 0.60 8 X 8+8 X 12 |    | 160   | 15.95     | 1,500 |



| BUILDING | CD | ADJ  | DESC              | MEASURE | 2/23/2018 | TL  |
|----------|----|------|-------------------|---------|-----------|-----|
| MODEL    | 1  |      | RESIDENTIAL       | LIST    | 2/23/2018 | EST |
| STYLE    | 4  | 1.05 | CAPE [100%]       | REVIEW  |           |     |
| QUALITY  | A  | 1.00 | AVERAGE [100%]    |         |           |     |
| FRAME    | 1  | 1.00 | WOOD FRAME [100%] |         |           |     |

| YEAR BLT   | 1997  | SIZE ADJ   | 1.015 | ELEMENT         | CD | DESCRIPTION    | ADJ  | S | BAT | T | DESCRIPTION     | UNITS | YB   | ADJ PRICE | RCN     |
|------------|-------|------------|-------|-----------------|----|----------------|------|---|-----|---|-----------------|-------|------|-----------|---------|
| NET AREA   | 1,344 | DETAIL ADJ | 1.000 | FOUNDATION      | 4  | FLR/WALL(FULL) | 1.00 | A | BMU | N | BSMT UNFINISHED | 768   |      | 50.93     | 39,112  |
| \$NLA(RCN) | \$224 | OVERALL    | 1.090 | EXT COVER       | 4  | VINYL          | 1.00 | A | BAS | L | BASE AREA       | 768   | 1997 | 228.21    | 175,266 |
|            |       |            |       | ROOF SHAPE      | 1  | GABLE          | 1.00 | A | USF | L | UPPER STORY FIN | 576   | 2001 | 121.74    | 70,119  |
|            |       |            |       | ROOF COVER      | 1  | ASPH/COMP SHIN | 1.00 | B | WDK | N | WOOD DECK       | 384   |      | 23.63     | 9,074   |
|            |       |            |       | FLOOR COVER     | 1  | HARDWOOD       | 1.02 |   | FIX | O | XTRA FIXTURES   | 3     |      | 2,356.17  | 7,069   |
|            |       |            |       | INT. FINISH     | 2  | DRYWALL        | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | HEATING/COOLING | 2  | HOT WATER      | 1.02 |   |     |   |                 |       |      |           |         |
|            |       |            |       | FUEL SOURCE     | 2  | GAS            | 1.00 |   |     |   |                 |       |      |           |         |
|            |       |            |       | USE             | 0  |                | 1.00 |   |     |   |                 |       |      |           |         |

24

(B) WDK

16

(A) USF 0.75  
BAS  
BMU

24

32

| CAPACITY        | UNITS | ADJ  | TOTAL RCN      | 300,640 |
|-----------------|-------|------|----------------|---------|
| STORIES         | 1.75  | 1.00 | CONDITION ELEM | CD      |
| ROOMS           | 6     | 1.00 | EXTERIOR       | A       |
| BEDROOMS        | 3     | 1.00 | INTERIOR       | A       |
| BATHROOMS       | 2     | 1.00 | KITCHEN        | G       |
| FIXTURES        | 8     | 1.00 | BATHS          | G       |
| GARAGE CAPACITY | 0     | 1.00 | HEAT           | A       |
| % BSMT FINISH   | 0     | 1.00 | ELECT          | A       |
| # OF HALF BATHS | 0     | 1.00 |                |         |
| # OF UNITS      | 1     | 1.00 |                |         |

| EFF.YR/AGE | 2005 / 17  |
|------------|------------|
| COND       | 14 14 %    |
| FUNC       | 0          |
| ECON       | 0          |
| DEPR       | 14 % GD 86 |
| RCNLD      | \$258,600  |