

Key: 1157

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.166

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
REYNOLDS GEORGE R 6 CLAPP LANE SAGAMORE BEACH, MA 02562				6.0-237-0				5 SIR LANCELOT DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
REYNOLDS GEORGE R				06/23/2017	L	294,000	30581-261				
US BANK TRUST				10/27/2016	L	318,000	30038-258				
FARRELL HAROLD J ET UX				11/03/2010	QS	295,000	24971-6				

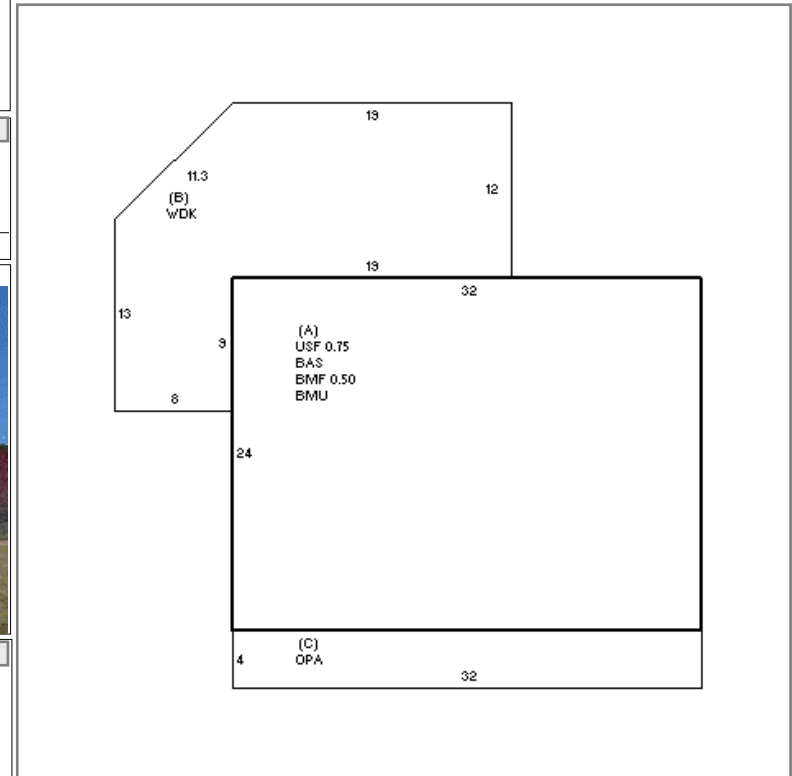
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
191195	01/27/2023	3	ALT/RENO	10,000	03/06/2023	SL	100	100
	12/20/2019	15	INSULATE/WEA	1,651			100	100
		12	CYCLICAL		02/23/2018	TL	100	100
08279	06/06/2008	9	DECK	5,000	10/10/2012	DB	100	100
990596	09/27/1999	9	DECK	1,500	05/09/2000	TL	100	100

TOTAL	14,985 SF	ZONING	2	FRNT	124	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE				LAND	159,500	156,800
Inf1	AVG		BUILDING	310,600	281,900			
N_Index	AVG		DETACHED	0	1,700			
			OTHER	0	0			
						TOTAL	470,100	440,400

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	50 0.50 8X10	1997		0.00	



BUILDING	CD	ADJ	DESC	MEASURE	3/6/2023	SL
MODEL	1		RESIDENTIAL	LIST	3/6/2023	EST
STYLE	4	1.05	CAPE [100%]	REVIEW	3/6/2023	SL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	1997	SIZE ADJ	1.015
NET AREA	1,344	DETAIL ADJ	1.000
\$NLA(RCN)	\$272	OVERALL	1.110
CAPACITY		UNITS	ADJ
STORIES		1.75	1.00
ROOMS		7	1.00
BEDROOMS		3	1.00
BATHROOMS		2	1.00
FIXTURES		8	1.00
GARAGE CAPACITY		0	1.00
% BSMT FINISH		50	1.00
# OF HALF BATHS		0	1.00
# OF UNITS		1	1.00

ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	768		54.45	41,821
EXT COVER	1	WOOD SHINGLE	1.02	A	BMF	N	BSMT FINISH	384		69.12	26,543
ROOF SHAPE	1	GABLE	1.00	A	BAS	L	BASE AREA	768	1997	244.02	187,406
ROOF COVER	1	ASPH/COMP SHIN	1.00	A	USF	L	UPPER STORY FIN	576	1997	130.17	74,976
FLOOR COVER	2	SOFTWOOD	1.02	B	WDK	N	WOOD DECK	364		25.27	9,198
INT. FINISH	2	DRYWALL	1.00	C	OPA	N	OPEN PORCH	128		81.16	10,389
HEATING/COOLING	2	HOT WATER	1.02	FIX	O	XTRA	FIXTURES	3		2,519.37	7,558
FUEL SOURCE	2	GAS	1.00	GFP	O	GAS	FIREPLACE	1		7,571.10	7,571
USE	0		1.00								

TOTAL RCN	365,461
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	\$310,600