Key: 1426

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1,430

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
POULOS THEODORE 17 BYPASS ROAD LINCOLN, MA 01773	7.3-5-0	1 DIANDY RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
POULOS THEODORE	01/23/2018	F	1	31039-195
POULOS CHARLES L & SOPHIE	12/27/2006	F		21648-169
POULAS CHARLES L		XX		03636-0123

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

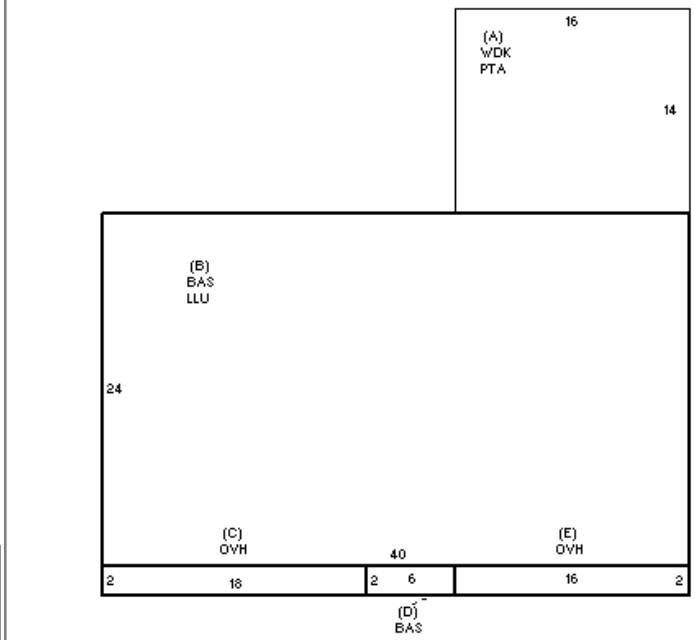
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
07538	09/05/2007	3	ALT/RENO	3,900	04/11/2008	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	20,500	1 1.00	100 1.00	100 1.00	259,270	1.68	A 1.00	R04 1.10			204,380

TOTAL	20,517 SF	ZONING	1	FRNT	190
Nbhd	N SAG	NOTE	Also frontage on Old Plymouth Rd		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	204,400	180,900
BUILDING	264,200	233,800
DETACHED	0	0
OTHER	0	0
TOTAL	**468,600**	**414,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 07/10/2008

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	2	1.00	RAISED RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/13/2021	NMP
LIST	4/26/2011	EST
REVIEW	4/26/2011	TL

YEAR BLT	1974	SIZE ADJ	1.010
NET AREA	1,712	DETAIL ADJ	1.000
$NLA(RCN)	$195	OVERALL	1.060

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	10	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	70	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	1	WOOD SHINGLE	1.02
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	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	PTA	N	PATIO	224		14.56	3,261
A	WDK	N	WOOD DECK	224		27.73	6,211
B	LLU	N	LOWER LEVEL UNF	960		34.30	32,928
+	OVH	L	OVERHANG	68	1974	193.89	13,184
+	BAS	L	BASE AREA	972	1974	212.30	206,360
	LLF	L	LOWER LEVEL FIN	672	1974	66.06	44,394
	BMG	O	BSMT GARAGE	1		7,631.20	7,631
	F12	O	FPL 1S 2OP	1		9,014.50	9,015
	FIX	O	XTRA FIXTURES	5		2,279.94	11,400

TOTAL RCN	334,384

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

EFF.YR/AGE	1998 / 24		
COND	21	21 %	
FUNC	0		
ECON	0		
DEPR	21	% GD	79
RCNLD			$264,200