

Key: 1442

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 1.446

LEGAL

CURRENT OWNER		PARCEL ID	LOCATION		
LANAHAN THOMAS P & JEAN M LANAHAN 165 OLD PLYMOUTH RD SAGAMORE BEACH, MA 02562-2427		7.3-20-0	165 OLD PLYMOUTH RD		
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LANAHAN THOMAS P &		09/09/1997	QS	151,000	10942-213

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	%
EXB-21-609	08/31/2021	3	ALT/RENO	10,000			100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	37,000	1	1.00	100	1.00	100	1.00	235,700	1.06	A	1.00	R03	1.00			211,680

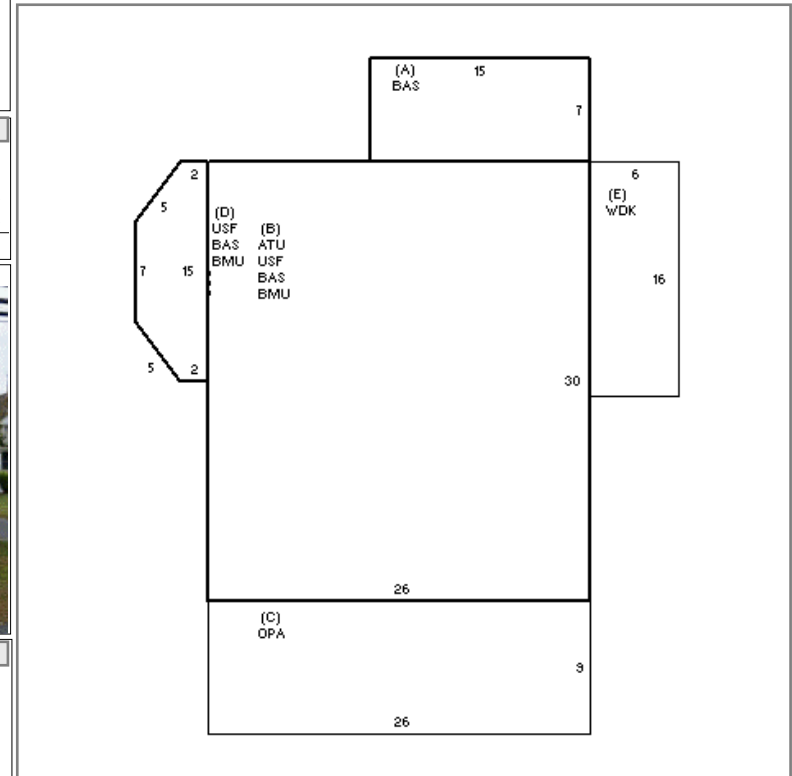
TOTAL	36,982 SF	ZONING	1	FRNT	147	ASSESSED	CURRENT	PREVIOUS
Nbhd	N SAG	NOTE CHICKEN COOP - NO VALUE	LAND	211,700	187,300			
Infl1	AVG		BUILDING	336,600	297,900			
N_Index	AVG		DETACHED	1,200	1,200			
			OTHER	0	0			
			TOTAL	549,500	486,400			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	A 0.75 8 X 12		96	16.90	1,200



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	12/28/2021	NMP
MODEL	1		RESIDENTIAL	LIST	4/29/2022	EST
STYLE	7	1.00	CONVENTIONAL [100%]	REVIEW	4/29/2022	TL
QUALITY	+	1.05	AVERAGE + [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



DETACHED

BUILDING

YEAR BLT	1915	SIZE ADJ	1.010
NET AREA	1,791	DETAIL ADJ	1.000
\$NLA(RCN)	\$235	OVERALL	1.060
CAPACITY		UNITS	ADJ
STORIES		2.5	1.00
ROOMS		6	1.00
BEDROOMS		3	1.00
BATHROOMS		1	1.00
FIXTURES		7	1.00
GARAGE CAPACITY		0	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	1	WOOD SHINGLE	1.02
ROOF SHAPE	2	HIP	1.02
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	1	HARDWOOD	1.02
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	BAS	L	BASE AREA	948	1915	222.92	211,329
+	BMU	N	BSMT UNFINISHED	843		40.99	34,556
+	USF	L	UPPER STORY FIN	843	1915	121.01	102,014
B	ATU	N	ATTIC UNF	780		46.95	36,622
C	OPA	N	OPEN PORCH	234		66.16	15,480
E	WDK	N	WOOD DECK	96		49.46	4,748
	F31	O	FPL 3S 1OP	1		11,267.20	11,267
	FIX	O	XTRA FIXTURES	2		2,393.85	4,788

TOTAL RCN	420.804
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	U
ELECT	A
EFF.YR/AGE	1999 / 23
COND	20 20 %
FUNC	0
ECON	0
DEPR	20 % GD 80
RCNLD	\$336,600