

Key: 15274

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 11.757

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER		PARCEL ID		LOCATION	
LUCAS ROBERT J PO BOX 391 MONUMENT BEACH, MA 02553		35.1-177-0		4 TIFFANY RD	
TRANSFER HISTORY		DOS	T	SALE PRICE	BK-PG (Cert)
LUCAS ROBERT J		08/30/2002	QS	479,270	15538-316
OLD CENTRE HOMES INC		06/13/2002	F	1	15259-286
CIMENO J SCOTT TR					11613-146

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 %
17525	07/11/2017	15	INSULATE/WEA				100 100
03365	06/11/2003	4	DETACH STRUC	4,300	01/02/2004	TL	100 100
02005	01/04/2002	1	NEW CONSTRUC	200,000	09/06/2002	TL	100 100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE				
100	S	40,000	9	1.00	100	1.00	100	1.00	247,485	1.00	A	1.00	R05	1.05		227,210
300	A	0.860	9	1.00	100	1.00	100	1.00	17,115	1.00	A	1.00	R05	1.05		14,720

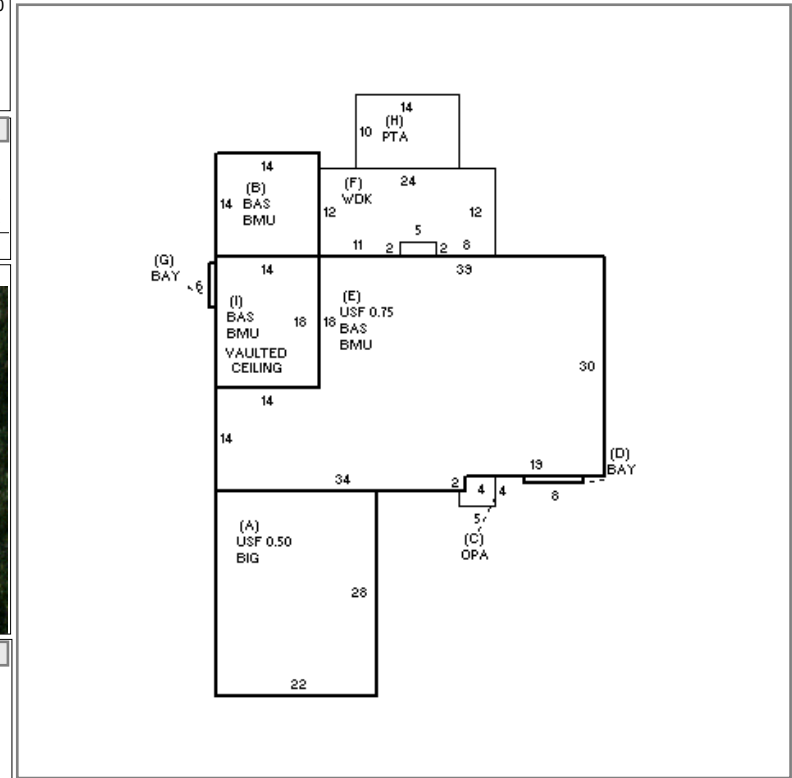
TOTAL	1.778 Acres	ZONING	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Nbhd	MO BCH	NOTE	LAND	241,900	214,100		
Infl1	AVG		BUILDING	697,800	617,500		
N_Index	AVG		DETACHED	1,700	1,600		
			OTHER	0	0		
			TOTAL	941,400	833,200		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90	10 X 10+2 X	114	16.42	1,700



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	4/14/2021	RP
MODEL	1		RESIDENTIAL	LIST	4/14/2021	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/14/2021	RP
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			



YEAR BLT	2002	SIZE ADJ	0.995	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	820,997
NET AREA	3,231	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BIG	N	BUILT-IN GARAGE	616		97.67	60,164	CONDITION ELEM	CD
\$NLA(RCN)	\$254	OVERALL	1.210	EXT COVER	1	WOOD SHINGLE	1.02	+	USF	L	UPPER STORY FIN	1,363	2002	137.69	187,670	EXTERIOR	A
				ROOF SHAPE	2	HIP	1.02	+	BMU	N	BSMT UNFINISHED	1,854		39.27	72,806	INTERIOR	A
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	BAS	L	BASE AREA	1,854	2002	234.56	434,879	KITCHEN	A
				FLOOR COVER	6	TILE	1.02	C	OPA	N	OPEN PORCH	18		125.89	2,266	BATHS	A
				INT. FINISH	2	DRYWALL	1.00	+	BAY	L	BAYWINDOW	14	2002	239.80	3,357	HEAT	A
				HEATING/COOLING	11	HT WATER CL AIR	1.05	F	WDK	N	WOOD DECK	278		34.30	9,535	ELECT	A
				FUEL SOURCE	1	OIL	1.00	H	PTA	N	PATIO	140		18.92	2,649		
				USE	0		1.00		F21	O	FPL 2S 1OP	1		11,666.20	11,666		
									FIX	O	XTRA FIXTURES	7		2,820.29	19,742		
									JAC	O	JACUZZI	1		16,263.00	16,263		
																EFF.YR/AGE	2004 / 18
																COND	15 15 %
																FUNC	0
																ECON	0
																DEPR	15 % GD 85
																RCNLD	\$697,800