

Key: 2312

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.339

LEGAL

LAND

DETACHED

BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
LENNOX CYNTHIA A TRS 12 BEN ABBEY REALTY TRUST PO BOX 212 SAGAMORE, MA 02561				12.3-106-0				12 BEN ABBEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
LENNOX CYNTHIA A TRS				08/26/2019	F	100 32246-255					
LENNOX CYNTHIA A				07/17/2018	QS	232,700 31408-305					
MAIOLINI FLORENCE M				06/05/1987	XX	5762-246					

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	%
181067	12/11/2018	15	INSULATE/WEA	2,707				
		12	CYCLICAL		09/11/2018	DB	100	100
		12	CYCLICAL		07/17/2008	JH	100	100

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	11,850	2	1.00	100 1.00	212,130	2.69	A	1.00	R04	0.90	155,000

TOTAL	11,848 SF	ZONING	1	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	S SAG	NOTE	LAND	155,000	137,200			
Infl1	AVG		BUILDING	137,300	121,500			
N_Index	AVG		DETACHED	11,800	11,300			
			OTHER	0	0			
			TOTAL	304,100	270,000			

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 14X20		280	46.93	11,800



BLDG COMMENTS

BUILDING	CD	ADJ	DESC	MEASURE	9/18/2019	RP
MODEL	1		RESIDENTIAL	LIST	9/18/2019	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	9/18/2019	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1957	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
NET AREA	656	DETAIL ADJ	1.000	FOUNDATION	3	FOUN. WALL	1.00	+	BAS	L	BASE AREA	656	1957	218.81	143,542
\$NLA(RCN)	\$268	OVERALL	1.040	EXT COVER	1	WOOD SHINGLE	1.02	B	BMU	N	BSMT UNFINISHED	520		48.83	25,391
				ROOF SHAPE	1	GABLE	1.00	C	WDK	N	WOOD DECK	192		37.11	7,124
				ROOF COVER	1	ASPH/COMP SHIN	1.00								
				FLOOR COVER	1	HARDWOOD	1.02								
				INT. FINISH	2	DRYWALL	1.00								
				HEATING/COOLING	11	HT WATER CL AIR	1.05								
				FUEL SOURCE	1	OIL	1.00								
				USE	0		1.00								

TOTAL RCN	176.058
CONDITION ELEM	CD
EXTERIOR	G
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1997 / 25
COND	22 22 %
FUNC	0
ECON	0
DEPR	22 % GD 78
RCNLD	\$137,300

