

Key: 2314

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.341

LEGALS

CURRENT OWNER				PARCEL ID				LOCATION			
LYON CRAIG E & MARK J CONSOLATTI PO BOX 411 WEST HYANNISPORT, MA 02672				12.3-108-0				26 BEN ABBEY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYON CRAIG E & LYON CRAIG E KING NIEL F &				02/12/2013 06/13/2002 01/31/1997	F O QS	27125-137 350,000 195,000	15258-227 10594-86				

CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD	
0130	83	RESID - COMMERCIAL			1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st %
04065	02/13/2004	4	DETACH.STRUC	4,000	04/21/2004	MJ	100 100
03703	09/30/2003	3	ALT/RENO	6,000	04/21/2004	MJ	100 100
03702	09/30/2003	3	ALT/RENO	15,000	04/21/2004	MJ	100 100
03538	08/11/2003	3	ALT/RENO	25,000	04/21/2004	MJ	100 100
03292	05/15/2003	2	ADDITIONS	6,500	04/21/2004	MJ	100 100

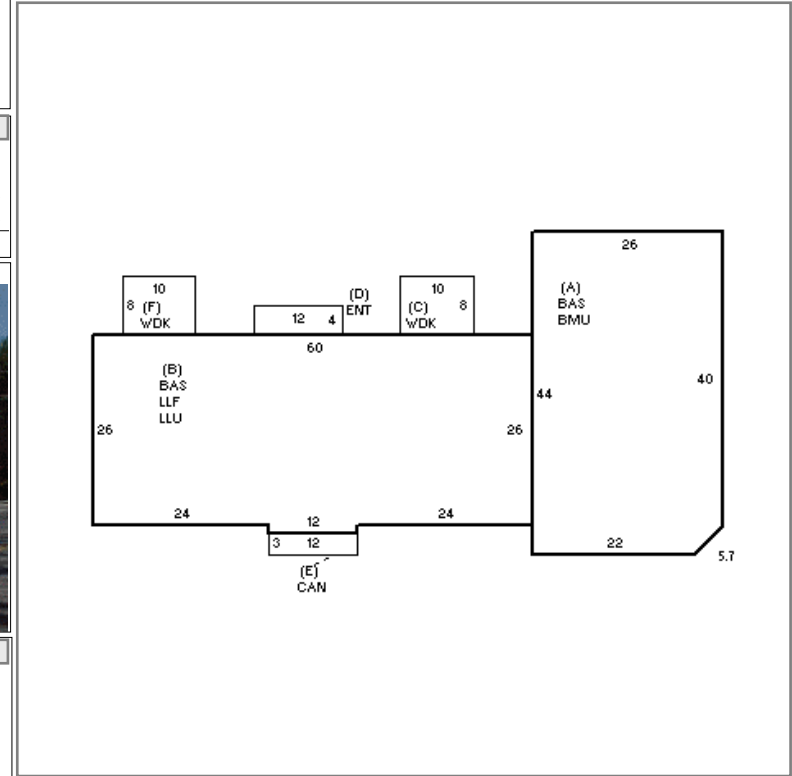
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
103	S	14,500	C-2	1.00	100	455,500	1.75	A	1.00	55	1.00	266,050

TOTAL	14,505 SF	ZONING	FRNT	239	ASSESSED	CURRENT	PREVIOUS
Nbhd	SO SAGAMORE	N O T E In distress condition at time of sale according to info provided by buyer 13' frontage on Cranberry Hyw + corner	LAND	266,100	255,800		
Infl1	AVG		BUILDING	360,500	341,600		
N_Index	AVG		DETACHED	5,200	4,900		
			OTHER	0	0		
			TOTAL	631,800	602,300		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	10 0.90 8 X 14	2003	112	16.42	1,700
SHF	A	1.00	10 0.90 8 X 14	2003	112	16.42	1,700
PAV	-	0.90	60 0.40 80X34 + 42X3		4,232	1.08	1,800



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	7/10/2012	JB
MODEL	1		RESIDENTIAL	LIST	7/10/2012	JB
STYLE	12	0.89	MULTI-FLATS [73%]	REVIEW	7/12/2012	JB
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

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YEAR BLT	1960	SIZE ADJ	0.985	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	462,219
NET AREA	4,280	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	BMU	N	BSMT UNFINISHED	1,136		25.50	28,970		
\$NLA(RCN)	\$108	OVERALL	0.710	EXT COVER	6	SHAKES	1.05	A	BAS	L	BASE AREA	1,136	2000	115.00	130,640		
				ROOF SHAPE	1	GABLE	1.00	B	LLU	N	LOWER LEVEL UNF	1,572		21.75	34,196		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	LLF	L	LOWER LEVEL FIN	1,572	1960	37.02	58,198		
				FLOOR COVER	1	HARDWOOD	1.02	B	BAS	L	BASE AREA	1,572	1960	115.00	180,781		
				INT. FINISH	3	WOOD PANEL	0.98	+	WDK	N	WOOD DECK	160		24.46	3,914		
				HEATING/COOLING	2	HOT WATER	1.02	D	ENT	N	ENCLOSED ENTRY	48		59.13	2,838		
				FUEL SOURCE	1	OIL	1.00	E	CAN	N	CANOPY	36		9.54	343		
				USE	3	CIM	0.75	E	FIX	O	XTRA FIXTURES	15		1,489.33	22,340		

CONDITION ELEM	CD
EXTERIOR	A
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	\$360,500
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