Key: 2759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,785

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DIEDE JAMES S **72 LEWIS POINT ROAD** **BUZZARDS BAY, MA 02532-5614**	**14.4-10-0**	**72 LEWIS POINT RD**

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
DIEDE JAMES S	02/17/1988	O	145,000	(113559)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	**100**	**MULTIPLE DWELLING**		**1**	**1 of 3**

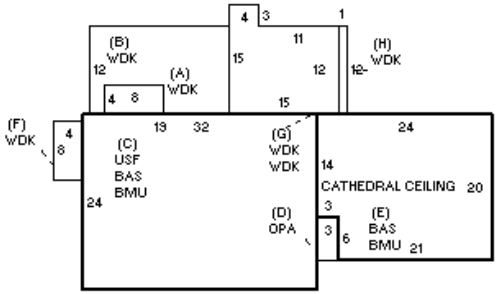
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
B-21-14	01/11/2021	8	POOL	33,223	04/26/2022		100	100
151020	11/02/2015	3	ALT/RENO	12,000	05/15/2018	TL	100	100
15028	01/14/2015	3	ALT/RENO	22,500	05/15/2018	TL	100	100
14953	11/12/2014	4	DETACH.STRUC	75,000	05/15/2018	TL	100	100
04530	07/13/2004	4	DETACH.STRUC	6,000	01/26/2005	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	23,885	4 1.00	100 1.00	100 1.00	318,195	1.48	A 1.00	BGD 1.35			257,990

TOTAL	23,871 SF	ZONING	1	FRNT	277
Nbhd	BBAY	NOTE	146' frontage on Nye Lane / 6-2019 Chng to 109 , per BC		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	258,000	228,300
BUILDING	387,000	342,500
DETACHED	38,500	36,600
OTHER	235,200	210,300
TOTAL	**918,700**	**817,700**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
IPG	E 1.90	10 0.90	16 X 37	2021	592	53.02	28,300
JAC	E 1.90	10 0.90			1	11,336.73	10,200

PHOTO 06/06/2016

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	5	1.00	COLONIAL [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2016	TL
LIST	5/24/2016	TL
REVIEW	4/26/2022	TL

YEAR BLT	1987	SIZE ADJ	1.010
NET AREA	1,998	DETAIL ADJ	1.000
$NLA(RCN)	$248	OVERALL	1.090

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	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	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	11	HT WATER CL AIR	1.05
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	688		23.52	16,179
+	BMU	N	BSMT UNFINISHED	1,230		35.17	43,259
+	BAS	L	BASE AREA	1,230	1987	206.95	254,548
C	USF	L	UPPER STORY FIN	768	1987	119.70	91,933
D	OPA	N	OPEN PORCH	18		104.64	1,884
	BGF	N	BSMT GOOD FINIS	700		62.02	43,412
	BMG	O	BSMT GARAGE	2		7,847.20	15,694
	F21	O	FPL 2S 1OP	1		9,697.80	9,698
	FIX	O	XTRA FIXTURES	6		2,344.55	14,067
	KIT	O	EXTRA KITCHEN	1		5,529.80	5,530

TOTAL RCN	496,203

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			$387,000

Key: 2759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,786

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DIEDE JAMES S 72 LEWIS POINT ROAD BUZZARDS BAY, MA 02532-5614	14.4-10-0	72 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		2	2 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

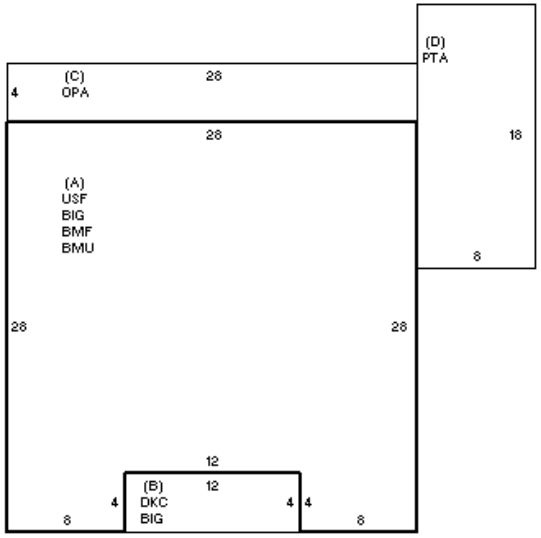
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	199,200	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/24/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	20	0.75	GARAGE W/QTRS [100%]
QUALITY	G	1.10	GOOD [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2016	TL
LIST	5/24/2016	TL
REVIEW	5/15/2018	TL

YEAR BLT	2015	SIZE ADJ	1.020
NET AREA	736	DETAIL ADJ	1.000
$NLA(RCN)	$282	OVERALL	0.800

CAPACITY	UNITS	ADJ
STORIES	2	1.00
ROOMS	2	1.00
BEDROOMS	0	1.00
BATHROOMS	2	1.00
FIXTURES	11	1.00
GARAGE CAPACITY	2	1.00
% BSMT FINISH	100	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	15	VINYL SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	21	COMBO	1.00
INT. FINISH	1	PLASTER	1.00
HEATING/COOLING	9	WARM-COOL AIR	1.03
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	736		41.32	30,410
A	BMF	N	BSMT FINISH	736		39.33	28,945
A	BIG	N	BUILT-IN GARAGE	736		66.20	48,721
A	USF	L	UPPER STORY FIN	736	2015	97.60	71,833
B	BIG	N	BUILT-IN GARAGE	48		97.61	4,686
B	DKC	N	DECK-COMPOSITE	48		56.36	2,705
C	OPA	N	OPEN PORCH	112		61.59	6,898
D	PTA	N	PATIO	144		12.83	1,847
	FIX	O	XTRA FIXTURES	6		1,911.58	11,470

TOTAL RCN 207,514

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

EFF.YR/AGE 2015 / 7

COND	4	4 %	
FUNC	0		
ECON	0		
DEPR	4	% GD	96

RCNLD $199,200

Key: 2759

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,787

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
DIEDE JAMES S 72 LEWIS POINT ROAD BUZZARDS BAY, MA 02532-5614	14.4-10-0	72 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1090	100	MULTIPLE DWELLING		3	3 of 3

PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE

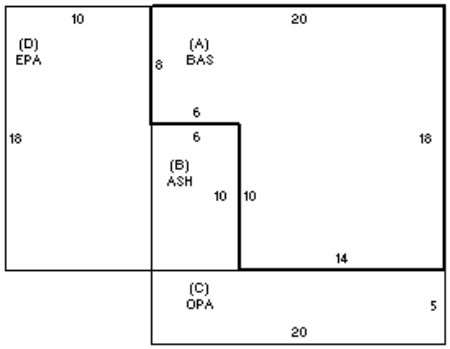
TOTAL		ZONING	FRNT
Nbhd		NOTE	
Infl1			
N_Index			

ASSESSED	CURRENT	PREVIOUS
LAND		
BUILDING	36,000	
DETACHED		
OTHER		
TOTAL		

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 05/24/2016



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	6	0.70	COTTAGE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	5/24/2016	TL
LIST	5/24/2016	TL
REVIEW	5/15/2018	TL

YEAR BLT	2004	SIZE ADJ	1.000
NET AREA	300	DETAIL ADJ	1.000
$NLA(RCN)	$136	OVERALL	0.470

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	1	1.00
BEDROOMS	0	1.00
BATHROOMS	0	1.00
FIXTURES	4	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	2	SLAB	0.95
EXT COVER	1	WOOD SHINGLE	1.02
ROOF SHAPE	1	GABLE	1.00
ROOF COVER	1	ASPH/COMP SHIN	1.00
FLOOR COVER	12	OTHER	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	13	NONE	0.80
FUEL SOURCE	8	NONE	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BAS	L	BASE AREA	300	2004	102.06	30,617
B	ASH	N	ATT SHED	60		11.21	673
C	OPA	N	OPEN PORCH	100		33.78	3,378
D	EPA	N	ENCLOSED PORCH	180		34.68	6,243

TOTAL RCN	40,910

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

EFF.YR/AGE	2007 / 15	
COND	12	12 %
FUNC	0	
ECON	0	
DEPR	12	% GD 88
RCNLD		$36,000