

Key: 2762

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.789

LEGAL

LAND

DETACHED

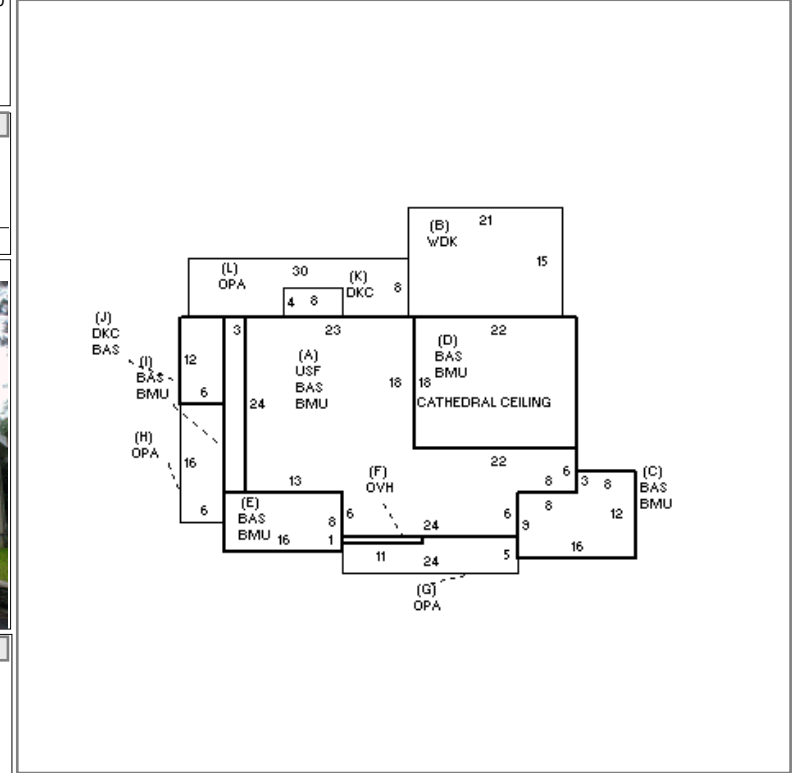
BUILDING

CURRENT OWNER				PARCEL ID				LOCATION			
PEDDICORD JR JARVIS & VIRGINIA TRS PEDDICORD FAMILY TRUST 55 LEWIS POINT ROAD BUZZARDS BAY, MA 02532				14.4-12-0				55 LEWIS POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
PEDDICORD JR JARVIS & VIR				09/23/2019	F		1 (220596)				
PEDDICORD VIRGINIA V & CARUSO JOSEPH J				04/30/2004	QS	515,000	(172852) (88801)				

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 %
H699	08/06/2020	3	ALT/RENO		08/10/2020	TL	100 100
		3	ALT/RENO		04/06/2021	TL	100 100
		3	ALT/RENO		02/27/2020	TL	100 100
19419	05/21/2019	2	ADDITIONS	50,000	04/06/2021	TL	100 100
18079	02/05/2018	14	SOLAR	9,270			100 100

TOTAL	40,685 SF	ZONING	1	FRNT	100	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE			LAND	563,300	479,400	
Inf1	AVG		BUILDING	677,300	599,300			
N_Index	AVG		DETACHED	15,200	14,500			
			OTHER	0	0			
					TOTAL	1,255,800	1,093,200	

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
DGF	A	1.00	10 0.90 20 X 22		440	38.49	15,200
SHF	A	1.00	10 0.90 6 X 8			0.00	



BUILDING	CD	ADJ	DESC	MEASURE	2/27/2016	TL
MODEL	1		RESIDENTIAL	LIST	2/27/2016	EST
STYLE	8	1.10	CONTEMPORARY [100%]	REVIEW	4/6/2021	TL
QUALITY	G	1.10	GOOD [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

YEAR BLT	1942	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	684,094
NET AREA	2,503	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	+	BMU	N	BSMT UNFINISHED	1,592		42.52	67,693	CONDITION ELEM	CD
\$NLA(RCN)	\$273	OVERALL	1.210	EXT COVER	15	VINYL SHINGLE	1.02	+	BAS	L	BASE AREA	1,296	1942	240.32	311,455	EXTERIOR	G
				ROOF SHAPE	2	HIP	1.02	A	USF	L	UPPER STORY FIN	828	2007	143.28	118,637	INTERIOR	G
				ROOF COVER	1	ASPH/COMP SHIN	1.00	B	WDK	N	WOOD DECK	315		28.43	8,955	KITCHEN	G
				FLOOR COVER	1	HARDWOOD	1.02	+	BAS	L	BASE AREA	296	2007	240.32	71,135	BATHS	G
				INT. FINISH	2	DRYWALL	1.00	F	OVH	L	OVERHANG	11	2007	241.04	2,651	HEAT	U
				HEATING/COOLING	11	HT WATER CL AIR	1.05	+	OPA	N	OPEN PORCH	456		78.33	35,720	ELECT	U
				FUEL SOURCE	1	OIL	1.00	J	BAS	L	BASE AREA	72	2020	240.32	17,303		
				USE	0		1.00	+	DKC	N	DECK-COMPOSITE	104		83.57	8,691		
									F11	O	FPL 1S IOP	1		10,672.00	10,672	EFF.YR/AGE	2019 / 3
									FIX	O	XTRA FIXTURES	11		2,834.55	31,180	COND	2 2 %
																FUNC	0
																ECON	0
																DEPR	1 % GD 99
																RCNLD	\$677,300