Key: 2766

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,793

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOSSELIN WILLIAM L P O BOX 711 BUZZARDS BAY, MA 02532-0711	14.4-16-0	73 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOSSELIN WILLIAM L	03/01/2000	A		(156769)
GOSSELIN IRENE M ESTATE	03/01/2000	X		()
GOSSELIN IRENE M		XX		00104-0014

CLASS	CLASS%	DESCRIPTION	BN ID	BN	CARD
1010	100	SINGLE FAMILY		1	1 of 1

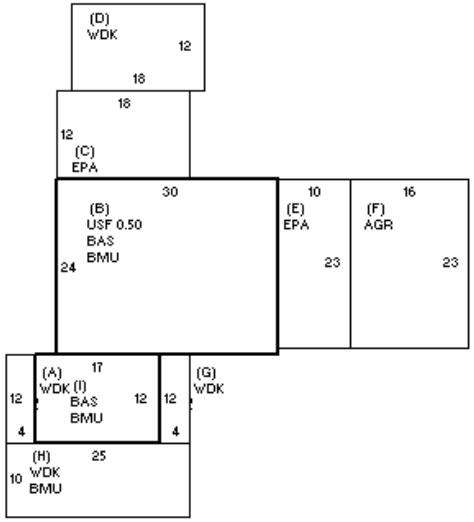
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
04761	10/15/2004	10	WOODSTOVE	200	12/01/2004	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	27,950	4 1.00	100 1.00	100 1.00	612,820	1.31	A 1.00	BSP 2.60			513,460

TOTAL	27,966 SF	ZONING	1	FRNT	155
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	513,500	436,900
BUILDING	158,500	140,300
DETACHED	0	0
OTHER	0	0
TOTAL	**672,000**	**577,200**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

PHOTO 01/29/2013

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	4	1.05	CAPE [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	1/28/2013	TL
LIST	3/31/2017	EST
REVIEW	3/31/2017	DB

YEAR BLT	1949	SIZE ADJ	1.015
NET AREA	1,284	DETAIL ADJ	1.000
$NLA(RCN)	$281	OVERALL	1.040

CAPACITY	UNITS	ADJ
STORIES	1.5	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	1	1.00
FIXTURES	5	1.00
GARAGE CAPACITY	1	1.00
% BSMT FINISH	0	1.00
# OF HALF BATHS	0	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	3	W/W CARPET	1.00
INT. FINISH	3	WOOD PANEL	0.98
HEATING/COOLING	14	PARTIAL HEAT	0.99
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
+	WDK	N	WOOD DECK	562		22.55	12,671
+	BMU	N	BSMT UNFINISHED	1,174		38.49	45,190
+	BAS	L	BASE AREA	924	1949	209.33	193,421
B	USF	L	UPPER STORY FIN	360	1949	116.15	41,814
+	EPA	N	ENCLOSED PORCH	446		68.86	30,712
F	AGR	N	ATT GARAGE	368		73.68	27,113
	F21	O	FPL 2S 1OP	1		9,298.80	9,299

TOTAL RCN	360,220

CONDITION ELEM	CD
EXTERIOR	P
INTERIOR	P
KITCHEN	P
BATHS	P
HEAT	O
ELECT	O

EFF.YR/AGE	1963 / 59	
COND	56	56 %
FUNC	0	
ECON	0	
DEPR	56	% GD 44
RCNLD		$158,500