

Key: 2775

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2.803

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
NELSON LOUISE C ESTATE OF PO BOX 145 WILBRAHAM, MA 01095				14.4-25-0				110 LEWIS POINT RD			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
NELSON LOUISE C ESTATE OF				08/09/1991	XX		(68595)				

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	%

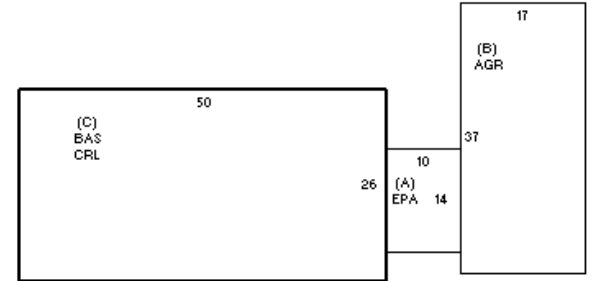
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE			
100	S	40,000	4	1.00	100	1.00	100	1.00	388,905	1.00	A	1.00	BEX	1.65	357,050
300	A	0.822	4	1.00	100	1.00	100	1.00	26,895	1.00	A	1.00	BEX	1.65	22,110

TOTAL	1.740 Acres	ZONING	1	FRNT	184	ASSESSED	CURRENT	PREVIOUS
Nbhd	BBAY	NOTE PENNSINSULA	LAND	379,200	335,500			
Infl1	AVG		BUILDING	234,000	207,100			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	613,200	542,600			

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A	1.00	F 0.60 8 X 12			0.00	



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	3/14/2020	TL
MODEL	1		RESIDENTIAL	LIST	3/14/2020	EST
STYLE	1	0.95	RANCH [100%]	REVIEW		
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

UNIT

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,300	DETAIL ADJ	1.000
\$NLA(RCN)	\$250	OVERALL	0.970
CAPACITY		UNITS	ADJ
STORIES	1	1.00	
ROOMS	5	1.00	
BEDROOMS	3	1.00	
BATHROOMS	2	1.00	
FIXTURES	8	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	3	FOUN. WALL	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	1	FORCED AIR	1.00
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	EPA	N	ENCLOSED PORCH	140		81.00	11,340
B	AGR	N	ATT GARAGE	629		57.24	36,002
C	CRL	N	BSMT CRAWL	1,300		17.55	22,819
C	BAS	L	BASE AREA	1,300	1956	185.08	240,600
	F11	O	FPL 1S 1OP	1		7,894.10	7,894
	FIX	O	XTRA FIXTURES	3		2,096.77	6,290

TOTAL RCN	324,946
CONDITION ELEM	CD
EXTERIOR	F
INTERIOR	F
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A
EFF.YR/AGE	1991 / 31
COND	28 28 %
FUNC	0
ECON	0
DEPR	28 % GD 72
RCNLD	\$234,000