Key: 2777

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 2,805

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
GOSSELIN WILLIAM L P O BOX 711 BUZZARDS BAY, MA 02532	14.4-27-0	92 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
GOSSELIN WILLIAM L	09/15/2005	N	350,000	(177923)
STOMA ALEXANDER J &		XX		(35180)

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	%
		3	ALT/RENO		07/07/2022	SL	100	100
		12	CYCLICAL		07/23/2008	MR	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	25,500	4 1.00	100 1.00	100 1.00	302,285	1.40	05 0.95	BGD 1.35			248,340

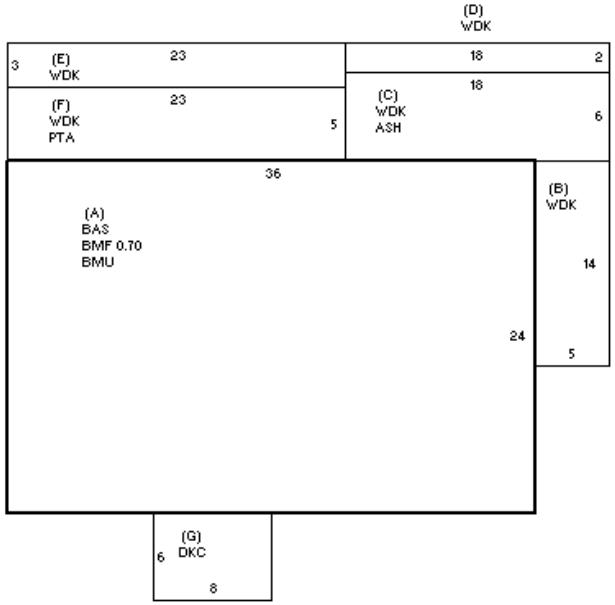
TOTAL	25,483 SF	ZONING	1	FRNT	320
Nbhd	BBAY	NOTE	70' Frontage on Nye Lane;kettle hole in back of house;some water view =topo		
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	248,300	219,800
BUILDING	201,000	177,900
DETACHED	1,600	1,500
OTHER	0	0
TOTAL	**450,900**	**399,200**

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	A 0.75	8X16		128	16.42	1,600
SHF	A 1.00	A 0.75	5X6			0.00	

PHOTO 07/07/2022



BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	A	1.00	AVERAGE [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2022	SL
LIST	7/7/2022	EST
REVIEW	7/7/2022	SL

YEAR BLT	1955	SIZE ADJ	1.020
NET AREA	864	DETAIL ADJ	1.000
$NLA(RCN)	$306	OVERALL	0.990

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	6	1.00
BEDROOMS	2	1.00
BATHROOMS	2	1.00
FIXTURES	8	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	70	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	13	HARDWOOD-W/W	1.00
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	2	GAS	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	864		36.82	31,815
A	BMF	N	BSMT FINISH	605		44.24	26,768
A	BAS	L	BASE AREA	864	1955	200.25	173,014
+	WDK	N	WOOD DECK	398		21.57	8,584
C	ASH	N	ATT SHED	108		23.41	2,529
F	PTA	N	PATIO	115		14.43	1,659
G	DKC	N	DECK-COMPOSITE	48		63.41	3,044
	F12	O	FPL 1S 2OP	1		8,502.50	8,503
	FIX	O	XTRA FIXTURES	4		2,150.38	8,602

TOTAL RCN	264,516

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

EFF.YR/AGE	1995 / 27		
COND	24	24 %	
FUNC	0		
ECON	0		
DEPR	24	% GD	76
RCNLD			$201,000