Key: 2966

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,003

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
LYNCH PATRICK JOSEPH TRS LYNCH FAMILY TRUST 6 CORDWOOD CIRCLE BUZZARDS BAY, MA 02532	15.0-176-0	6 CORDWOOD CIR

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
LYNCH PATRICK JOSEPH TRS	11/07/2019	N		32449-263
LYNCH PATRICK& TUK YON LY	09/16/2019	F	1	32300-279
LYNCH PATRICK J ETUX	08/12/2011	QS	370,000	25615-64

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

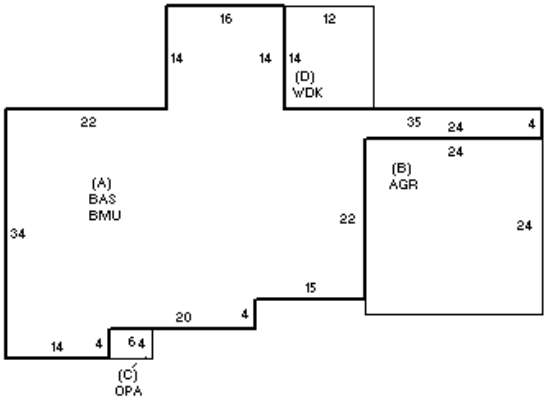
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
11670	10/25/2011	4	DETACH.STRUC	1,700	01/29/2015	DB	100	100
10391	07/06/2010	1	NEW CONSTRUC	152,000	07/08/2011	TL	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	18,000	4 1.00	100 1.00	100 1.00	259,270	1.87	A 1.00	R07 1.10			200,060

TOTAL	18,000 SF	ZONING	1	FRNT	143
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	200,100	193,200
BUILDING	383,800	343,400
DETACHED	0	0
OTHER	0	0
TOTAL	**583,900**	**536,600**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
SHF	A 1.00	10 0.90	8X8	2011		0.00	

PHOTO 08/12/2020

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	3/21/2017	DB
LIST	3/21/2017	EST
REVIEW	3/21/2017	DB

YEAR BLT	2010	SIZE ADJ	1.010
NET AREA	1,786	DETAIL ADJ	1.000
$NLA(RCN)	$234	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	2	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	4	VINYL	1.00
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	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	BMU	N	BSMT UNFINISHED	1,786		29.05	51,883
A	BAS	L	BASE AREA	1,786	2010	173.52	309,908
B	AGR	N	ATT GARAGE	576		60.55	34,877
C	OPA	N	OPEN PORCH	24		93.15	2,236
D	WDK	N	WOOD DECK	168		34.27	5,757
	FIX	O	XTRA FIXTURES	3		2,086.43	6,259
	GFP	O	GAS FIREPLACE	1		6,270.10	6,270

TOTAL RCN	417,190
CONDITION ELEM	CD
EXTERIOR	A
INTERIOR	A
KITCHEN	A
BATHS	A
HEAT	A
ELECT	A

EFF.YR/AGE	2011 / 11		
COND	8 8 %		
FUNC	0		
ECON	0		
DEPR	8	% GD	92
RCNLD	$383,800		