

Key: 310

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 307

LEGAL

CURRENT OWNER				PARCEL ID				LOCATION			
LYNCH TIMOTHY 52 CHARTWELL DR BOURNE, MA 02532				3.0-185-0				52 CHARTWELL DR			
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)				
LYNCH TIMOTHY				08/15/2022	QS	451,000	35310-8				
CARLSON LAURIE				07/22/2013	QS	271,000	27560-30				
ELLIS KEITH W JR				06/12/2007	F	1	22102-101				

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	%
920393	07/21/1992	1	NEW CONSTRUC	22,000	01/19/1993	JS	100	100

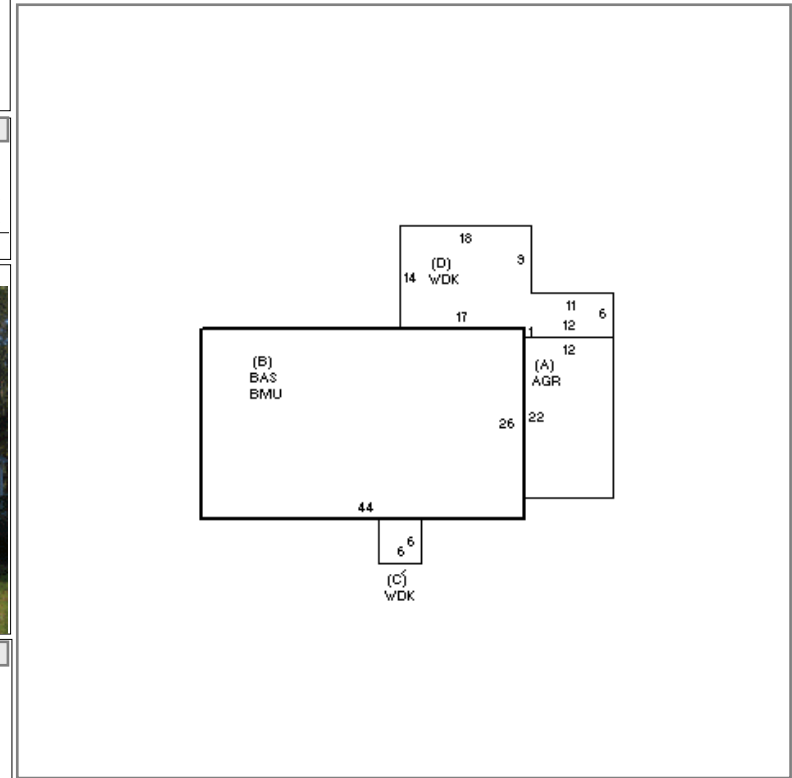
LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE					
100	S	20,013	3	1.00	100	1.00	100	1.00	212,130	1.71	A	1.00	R05	0.90			166,530

TOTAL	19,994 SF	ZONING	2	FRNT	105	ASSESSED	CURRENT	PREVIOUS
Nbhd	BDALE	NOTE	LAND	166,500	163,800			
Infl1	AVG		BUILDING	289,100	255,800			
N_Index	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	455,600	419,600			

DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD



BUILDING

BUILDING	CD	ADJ	DESC	MEASURE	6/30/2022	RP
MODEL	1		RESIDENTIAL	LIST	6/30/2022	EST
STYLE	1	0.95	RANCH [100%]	REVIEW	6/30/2022	RP
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS

INDING

YEAR BLT	1992	SIZE ADJ	1.015	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	332,282		
NET AREA	1,144	DETAIL ADJ	1.000	FOUNDATION	4	FLR/WALL(FULL)	1.00	A	AGR	N	ATT GARAGE	264		70.84	18,702	CONDITION ELEM	CD		
\$NLA(RCN)	\$290	OVERALL	1.000	EXT COVER	4	VINYL	1.00	B	BMU	N	BSMT UNFINISHED	1,144		37.01	42,342	EXTERIOR	A		
				ROOF SHAPE	1	GABLE	1.00	B	BAS	L	BASE AREA	1,144	1992	194.85	222,903	INTERIOR	A		
				ROOF COVER	1	ASPH/COMP SHIN	1.00	+	WDK	N	WOOD DECK	355		21.68	7,697	KITCHEN	G		
				FLOOR COVER	21	COMBO	1.00		BMF	N	BSMT FINISH	768		44.47	34,154	BATHS	G		
				INT. FINISH	2	DRYWALL	1.00		FIX	O	XTRA FIXTURES	3		2,161.60	6,485	BATHS	G		
				HEATING/COOLING	11	HT WATER CL AIR	1.05									HEAT	U		
				FUEL SOURCE	2	GAS	1.00									ELECT	A		
				USE	0		1.00												
																	EFF.YR/AGE	2006 / 16	
																	COND	13 13 %	
																	FUNC	0	
																	ECON	0	
																	DEPR	13 % GD 87	
																	RCNLD	\$289,100	