Key: 3348

Town of Bourne - Fiscal Year 2024

12/18/2023 6:02 pm SEQ #: 3,390

LEGAL

CURRENT OWNER	PARCEL ID	LOCATION
ONEIL BRIAN G & STEPHANIE L ONEIL 40 LEWIS POINT RD BUZZARDS BAY, MA 02532	19.2-39-0	40 LEWIS POINT RD

TRANSFER HISTORY	DOS	T	SALE PRICE	BK-PG (Cert)
ONEIL BRIAN G &	05/28/2004	QS	455,000	(173197)
TONER RICHARD C TR OF	02/06/2001	F	1	(160581)
TONER RICHARD C		XX		00554-0042

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

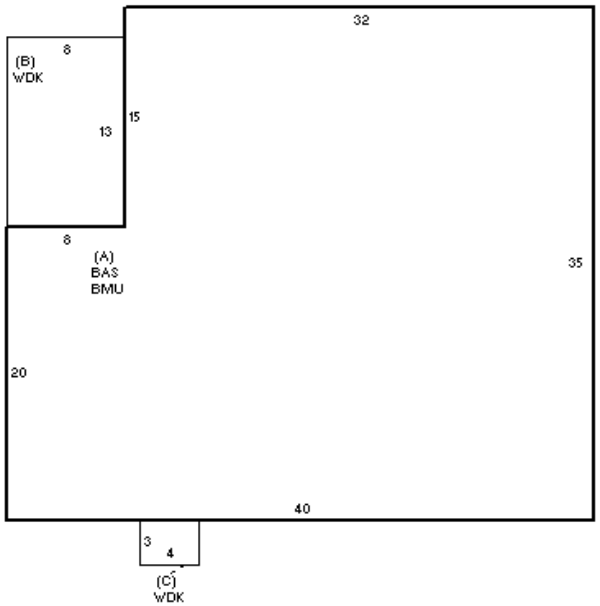
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		3	ALT/RENO		07/07/2022	SL	100	100
04436	06/14/2004	3	ALT/RENO	5,000	05/29/2007	MM	100	100

LAND

CD	T	AC/SF/UN	Nbhd	Infl1	N_Index	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	24,700	4 1.00	100 1.00	100 1.00	388,905	1.44	A 1.00	BEX 1.65			317,440

TOTAL	24,699 SF	ZONING	1	FRNT	97
Nbhd	BBAY	NOTE			
Infl1	AVG				
N_Index	AVG				

ASSESSED	CURRENT	PREVIOUS
LAND	317,400	280,900
BUILDING	341,900	302,600
DETACHED	900	800
OTHER	0	0
TOTAL	**660,200**	**584,300**



DETACHED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
PTD	+ 1.10	10 0.90	10X20	2004	200	4.91	900

PHOTO 07/07/2022

BLDG COMMENTS

BUILDING

BUILDING	CD	ADJ	DESC
MODEL	1		RESIDENTIAL
STYLE	1	0.95	RANCH [100%]
QUALITY	+	1.05	AVERAGE + [100%]
FRAME	1	1.00	WOOD FRAME [100%]

MEASURE	7/7/2022	SL
LIST	7/7/2022	EST
REVIEW	7/12/2022	TL

YEAR BLT	1956	SIZE ADJ	1.015
NET AREA	1,280	DETAIL ADJ	1.000
$NLA(RCN)	$297	OVERALL	1.010

CAPACITY	UNITS	ADJ
STORIES	1	1.00
ROOMS	5	1.00
BEDROOMS	3	1.00
BATHROOMS	3	1.00
FIXTURES	12	1.00
GARAGE CAPACITY	0	1.00
% BSMT FINISH	100	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	1	HARDWOOD	1.02
INT. FINISH	2	DRYWALL	1.00
HEATING/COOLING	2	HOT WATER	1.02
FUEL SOURCE	1	OIL	1.00
USE	0		1.00

S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN
A	BMU	N	BSMT UNFINISHED	1,280		34.39	44,017
A	BAS	L	BASE AREA	1,280	1956	202.35	259,002
+	WDK	N	WOOD DECK	116		42.54	4,934
	BMF	N	BSMT FINISH	1,280		32.73	41,896
	F11	O	FPL 1S 1OP	1		8,630.60	8,631
	FIX	O	XTRA FIXTURES	7		2,292.29	16,046
	KIT	O	EXTRA KITCHEN	1		5,406.80	5,407

TOTAL RCN	379,932

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

EFF.YR/AGE	2009 / 13		
COND	10	10 %	
FUNC	0		
ECON	0		
DEPR	10	% GD	90
RCNLD			$341,900